

# GRASSY POINTE HOA MEETING MINUTES

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**MEETING DATE:** January 18, 2014

**MEETING LOCATION:** Grassy Pointe Playground Common Area (NW corner of Denise St. and Liam Ave.)

## **BOARD MEMBERS PRESENT**

Justin Vessey – President  
Greg Gicca – Vice President  
Shanea Arthur – Treasurer  
Martha Stanley – Secretary

**CALL TO ORDER** - The meeting was called to order by the Vice President at 10:10am.

**PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE** - Proof of notice of meeting was established.

**VERIFICATION AND APPROVAL OF MEETING MINUTES** - Minutes of the November 9, 2013 meeting were unanimously approved - **Motion/Passed**

## **REPORTS OF THE OFFICERS**

- **Treasurer's Report** - Resident assessments were due January 1, 2014. Mailing has gone out from Management Company to residents who have not yet paid. Late fines will be assessed if payment has not been received by February 1, 2014.
- **Secretary's Report** – Florida Statue 720 now requires at least one board member to attend the Florida mandated Board Certification Course. Secretary took course January 17<sup>th</sup>. Statue also requires incoming board members to read their HOA documents within 90 days of appointment. Vice President will read HOA docs and give written statement stating as such to Management Company.
- **New Business**
  - **Introduction of New Board Member** – Greg Gicca appointed to Vice President position for a 3 year term.
  - **Outline of 2014 HOA Goals**
    - Board will continue reduction of attorney fees wherever possible. New attorney now doing business for the Grassy Pointe HOA.
    - Continued improvements to the community to include but not limited to:
      - Community Projects for work not requiring professional services.
      - Capital Improvement projects for 2014
        - ❖ Upgrade of Front entrance
        - ❖ Covered structure at 505 Liam Common Area
    - Address owners who are not in compliance with standards set in bylaws.
      - Newsletter outlining expectations will go out to all residents.
      - Board members will notify resident of noncompliance through written note or personal contact.
      - Noncompliant residents will be sent letters from Management Company outlining violation. Letter to include available resources to help residents who are in need of assistance coming into compliance.

- Letter outlining Grassy Pointe expectations and will be sent from Management Company along with each estoppel. President will write letter.
- **2014 SWFWMD compliance - Re: Gator Aquatics**
  - Gator Aquatics authorized to do work outlined in recent bid in mitigation areas B and C to bring them into compliance with SWFWMD regulations. **Motion/Passed**
  - Gator Aquatics will add the area at the front entrance recently cleared of Brazilian Pepper and invasive vines to the existing nuisance spray area at an increased cost of \$60 per month.
- **2014 bid for landscaping company**
  - Board reviewed written landscaping bid requirements and corresponding map. Landscaping services will go out to bid for 2014. Bids must be submitted by email to all board members no later than February 18, 2014.
- **2014 Management Company**
  - Board will retain the services of KMW Management.
- **All vendor contracts will be reviewed twice a year.**
- **Mailbox clean-up**
  - HOA will hire resident to clean mailboxes again.
- **Community Forum**
  - John Mills of the Capon Corp. addressed resident concerns about the proposed development (Case No Z/LU-20-8-13). He assured residents that an extension of Terrace Rd. would never be built behind the homes abutting the NE side of Denise St. He also assured residents that even though the 55+ language was not included in the zoning change agreement, he would only sell the property to someone who would agree to build 55+ units, not Section 8 housing.
- **Adjournment** - Meeting was adjourned by President at 11:05am