

**Phoebe Park Association  
Board of Directors Meeting  
April 19, 2011  
Aquatic Center – 6:30pm**

**Call to Order:**

- The Meeting was called to order at 6:32p.m. Board Members in attendance were Adrian Montanaro, Howard Hanson, Gary Winters, Joe Isabel and Margaretta Delgado. Several homeowners were in the audience. Rick Pitrowski of Communities of America (COA) was present.
- Meeting was properly advertised on our Phoebe Park message board and on the website prior to Tuesday's meeting.
- The Minutes for January's meeting was approved.
- Copies of approved Minutes will be uploaded onto Phoebe Park website. Rick was given a copy of approved Minutes for COA's files.

**Reports:**

- **CCA Management Reports**—There will be a postponement to discuss and approve the COA Management Reports as well as the First Quarter YTD 2011 Financial Results at the next Board Meeting.

**Unfinished Business:**

- **Villa Painting and Scheduling** – By Friday, April 22, 2011 all of Phoebepark Avenue will be painted. They were done in blocks of 5 buildings. Howard Hansen and Adrian Montanaro inspected each and every one of the walls. Anything that needs addressing are noted with blue tape. At time repairs have been done to the walls, leaving the property better than it previously was.
- **Update about Irrigation and Landscaping**-Meeting was held on April 19<sup>th</sup> with Eddie. Homeowners were upset about trimming the Hydrangea. Chuck was with Howard and they also looked at grass too. The plan is to replace over the plantings. Foundation has been damaged because of the plantings. Adrian will write a Trees and Shrub Grant (\$2,500 eligible to cover the costs.) for drip irrigation and for Florida friendly landscaping plantings. Eddie will send irrigation report directly to Chuck. On fertilizing and the loosening of unpacked areas, Chuck wants to be kept apprised in order to keep on top of things and to assist in keeping on top of the landscaping company to resolve this issue. Chuck asked Rick if he was aware of the bad quality of sod that has been put down within Phoebe Park.
- **Status of Amendment to Article VIII Sec. 15-** Rick wanted to know what we are on the Amendment. Sign-in sheet from Annual Meeting will be sent to Adrian. A meeting is scheduled on May 10<sup>th</sup> to discuss further.

**New Business:**

- **Fire Hydrant Inspections**-Rick asked the Board if there had been any fire hydrant inspections this past year. Rick will look in his files for the address the reports would have been sent to. The fire hydrants within Phoebe Park must be inspected annually and a comprehensive test is done every five years.
- **Painting of Fences**-Adrian recommends that only the entrance fence be painted. The quotation from Pope was \$1,125.00 for the entrance and \$3,800.00 for the gate surrounding the pool area. Adrian made a motion to pay only the \$1,125.00 for the entrance fencing. Howard seconded the motion. Adrian will inform Pope to go ahead with the painting.
- **Appearance of Shrubs Outside of Phoebe Park**-Gary opened up discussion about the appearance of the Bougainvillea on Dorman Road. It is the responsibility of CDD to maintain. Adrian will discuss with Holly. Perhaps CDD can plant knockout roses on their side. The zone for watering should be under the Phoebe Park HOA.

**Adjournment:**

- The meeting adjourned at 7:08 p.m. Motion to adjourn was approved by Howard and seconded by Gary.
- A homeowner asked for a meeting with the Board on the resolution of late fee on assessment payment that did not reach COA on time. The issue was resolved at the meeting.

Respectfully Submitted,  
Margaretta Delgado