

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

Call to Order:

- The Meeting was called to order at 6:30p.m. Board Members in attendance were Adrian Montanaro, Howard Hanson, Gary Winters and Margaretta Delgado. Joe Isabel was absent. 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 April's meeting was approved by Gary and Howard seconded the motion.
- Copies of approved Minutes will be uploaded onto Phoebe Park website. Rick was given a copy of approved Minutes for COA's files.

Reports:

- **COA Management Reports** – Rick has agreed that the lampposts are bad. Teco said no, that the lampposts are okay. Rick to send pictures with email and request replacement.

Federal law (Americans with Disabilities Act, ADA) has been amended and requires public swimming pools to provide wheelchair access. CDD I & II employed RGA to conduct a FishHawk-wide compliance audit and develop appropriate plans to bring the swimming pools into compliance. COA sought a legal opinion which found our pool to be private and therefore exempt from the ADA ruling.

Legal opinion about the roof of HOA Villa and the neighbor attached on the other side, COA says, yes the exterior of the Villa can be accessed to correct any roof damage. The interior roof of the neighbor's cannot be accessed. Further details are required by the Board to understand what the issue is. At this moment the Board does not have sufficient facts. COA will obtain additional information about this issue and will take care of it instead of the Board members involvement.

- **First and Second Quarter YTD 2011 Financial Results** – 5910 is scheduled for sale and the date is August 5, 2011. We will get our monies due or ownership. Amount is approximately \$4,400. (There might have to be a special meeting in August to discuss this matter.)

We have received confirmation that all of the PPHOA funds are FDIC protected.

Unfinished Business:

- **Fire Hydrant Inspections** – Rick said that he is still waiting for an answer from the Fire Department. The Master HOA does not recall paying any invoices for Phoebe Park's fire

hydrant inspections. He believes that it is being done and included in an invoice in one lump sum provided to the Master HOA.

- **Villa Painting** – Painting has been completely finished. To recap, painting began on or about February 10, 2011 and was finished on July 13, 2011. Sherwin Williams will be providing the HOA with a warranty for the paint used. Average painting was 7.4 days per five buildings. The Board members were pleased with the entire outcome of the painting project.
- **Update about Irrigation and Landscaping**- 36,000 gallons of water charged to the HOA this month. COA will compare this year's invoice with same time last year. Once they have bills to compare, we can talk more about this subject matter. Margaretta brought to the Board's attention that one of the homeowners has voiced concern about her Villa having excessive armadillos ever since hedges surrounding her back patio have been removed. Suggestions were made on how to get rid of them and having Chuck Metzger made aware and speaking with this homeowner further.
- **Status of Amendment to Article VIII Sec. 15**- The Board did not pursue the introduction of an Amendment to Article VIII Sec. 15, therefore this subject matter will be postponed until next year's Annual Meeting.

New Business:

- **Location of Remaining Board Meetings for 2011 and for entire 2012** – On October 18, 2011 there will be a Budget Review and Acceptance of the next year's budget. The meeting will be held at the Osprey Club Theater at 6:30pm. The calendar for 2012 meetings are as follows:
 - January 17, 2012
 - March 6, 2012 – Annual Meeting
 - April 17, 2012
 - July 17, 2012
 - September 18, 2012 – Budget Meeting
 - October 16, 2012
- **Suggestions for Next Year's Mini-Grant** – Suggestions for next year's Mini-Grant was to host a community event.
- **Update on Meeting with USDA Regarding Feral Pigs** – USDA expert, Jeremy Butts made a presentation on the proposal to the CDD on their methods to rid FishHawk of the feral pigs. There would be a trapper on site with all the equipment to entrap the feral pigs. They would rid us of the feral pigs using different equipment. They will not sell the meat for human consumption. Most of their efforts will be done in the dark. The cost of this effort by the USDA would be for a 6-month period – 40 hours a week for a total of \$60,000. They believe they would make considerable progress after 3-6 weeks. If CDD1, CDD2 and CDD3 are part of this effort, the cost could be split between the three CDDs. Next CDD meeting is in August and decision would be made at that time. A lot of

discussion has been made about going forward with the USDA. Once meeting held and a decision has been made, we can know how to proceed.

- **Status of PPHOA Rental Home** – Agreement has been signed for a 7 month lease. Prior to renting out the property, the inside was cleaned and painted. Even though by federal law, the Bank has all rights to the property, they must honor the lease. Air conditioner was malfunctioning and an invoice for the cost to repair was presented to COA for reimbursement to a member of the Board.
- **Foreclosure Update** – Foreclosure docket was given to Howard Hanson.
- **FishHawk HOA Violations Committee** – Rick will take a look at the letter sent out by Rizzetta about forming a Violations Committee with volunteers from the FishHawk community. COA uses the state's mediation program. Judge forces the owner to remediate the violation.

Adjournment:

- The meeting adjourned at 7:35 p.m. Motion to adjourn was approved by Howard and seconded by Gary.

Respectfully Submitted,
Margaretta Delgado