

Village of Lake Tarpon, Inc.  
Homeowners' Association  
Meeting Minutes – April 16, 2009

President June Sloan called the meeting to order at 6:05 PM.

**Roll Call:** See Attendance Record for 8 Board Members present.  
Scott Mckinley of Ameri-Tech, and approximately 42 residents were in attendance.

A quorum was established. Proof of notice of the meeting was determined.

One resident (P. Moscato) was recording meeting. No announcement had been made of intent to record.

**Minutes March 19, 2009 meeting** read and accepted by motion of Ed Grabau with a second by Dick Ortengren. Motion carried unanimously.

June introduced Scott Mckinley from Ameri-Tech who attended the meeting for vacationing Tony Toscano.

**Officers Reports**

June Sloan – President:

- Pre-suit mediation will take place the end of May
- The suit issues keep changing on a daily basis
- Regarding the leak in the roof, John says the repair people are coming back tomorrow
- Patty Hill's mom passed away on Tuesday and the funeral is in Ohio on Saturday

Judi Young – Vice President:

- No Report

Sue Anderson – Treasurer:

- New signs will be installed by Compu-Signs next week in front of the waterfall and the office
- Water bill for the dock was three times normal. If you use the water, please shut it off when you are finished.

Barb Rudick – Secretary:

- No Report

**Manager's Report - Tony Toscano:**

No report (from vacationing Tony), however an e:mail requests that residents leave the signs (road closed, etc.) on Colonial the way the contractor has set them up.

**Architectural Review Committee – Judi Young:**

- Dan Spangler installed a ramp at his home. Ed Hale approved the request under the Americans with Disabilities Act
- Dan Spangler will park a trailer in the driveway from 4/25 to 4/29 while making modifications to it

**Compound/Dock – Patty Hill**

- No Report

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**Old Business:**

- Pool Heating – Dick Ortengren and John Noah
  - Temperature holding between 79 and 84
  - Temperature dropped to 72 after the storm due to the rain
  - Some tubing has to be replaced to create suction to pull liquids out to the pool
  - We will try to cut back the number of hours the heaters run dependent on the weather
- Colonial Blvd. repair/paving – Scott Dodrill (See Exhibit A)
  - Work has started
  - \$120,000 allotted by the Board
  - \$93,000 was paving and replacement of 2 sections of drain on Time and Material basis
  - Needing to replace 7 sections of drain not 2 voided the Time and Material provision, and used the contingency monies.
  - 60 pieces of sidewalk needed to be replaced for safety reasons
  - We wanted to do Concord from Colonial, Liberty Way from Lake Tarpon North to the 1<sup>st</sup> speed bump (just past Colonial), the North end of Liberty Way, and Philadelphia Court. Figures were brought to the Board to spend more than \$120,000. The Board will discuss three areas in question. Discussion will not include the North end of Liberty Way.
  - At Revere and Colonial sanitary sewer manhole indentation on the grass. This is a County problem. They will have a man come out and they will drop down a camera to investigate.
  - The C.R.E.W. will be working to present the Board with future projects.
  - I will contact Mike Breen to have newspaper truck come in and remove papers.
  - Spot on Harbor Way of about 35 feet of old pavement not done because the County would not pay for it, however the contractor will take.
  - Paving will start, hopefully, Monday April 27. It should take 3 – 4 days.

Sue Anderson shared an earlier discussion with Scott.

- Cost for South end of Liberty Way - \$16,000
- Cost for Philadelphia Court - \$6,000
- These added to original approved amount would raise total to \$142,000

Sue indicated there is \$60,000 in Superior Bank, and 2 CD's due in May for \$50,000 each plus accumulated interest, and \$42,000 out of Reserves could cover the costs. (Exhibit B)

**Motion** made by Ed Grabau, with a second by John Noah, to add \$22,000 to original road repairs. The money will be used for the repair of the South end of Liberty Way (\$16,000) and Philadelphia Court (\$6,000). Motion carried unanimously.

In answer to a question from Kay Dunn, the North end of Liberty Way will be part of the next project.

June thanked Scott and the C.R.E.W. for their time and efforts. We want to keep working together to move forward.

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Regarding the seawall at 230 Colonial, we have three bids for discussion. We will wait for Tony to return from his vacation and start the project.

**New Business:**

- CPR/AED Class –Judi Young reported that 13 residents took the class. The participants benefit the residents. The Veterans are donating \$10 of the tuition for each participant. The Social Association is donating \$21 of the tuition for each participant. Can the HOA donate \$20 for each of the participants?

**Motion:** by John Noah, with a second by Sue Anderson, to pay a portion of the tuition (\$20/each) for the CPR/AED class. Motion carried unanimously.

- Cable TV – Ed Grabau is researching with Knology for a package deal of their services. At this time, there are 89 residences using Knology. If we get 100% of the Village to join, we would get the standard package, basic cable, phone and internet. The cost would be \$10.95 which has to be paid by the HOA as part of the maintenance. We will get figures for a contract from Bright House and Verizon as well. Want to be sure we are saving the Villagers money. We would need a 75% vote to accomplish this. The Village would get a station dedicated to our information. It could carry a calendar of events, Village information, etc. There would be no up-front charges, but it would have to be Village-wide.
- Sealing Streets – John Noah reminded all that in 2000 we had some streets repaired. Sealant should have been done 2 – 3 years later. If we can get them sealed, it may save them. John will work with the C.R.E.W. to follow up.
- Mortgage – Ed Grabau wanted all to know we have not forgotten about the mortgage. Tony has been gathering information from Bank of America, Superior Bank, Colonial Bank and Sun Trust. We are looking at interest rates and want to see if we can get a better deal. Miles Lance wants us to make sure we do not re-pay closing costs. Ed advised that we will continue to get information, figures, etc. and get back to the Board.

**Motion:** by Dick Ortengren, with a second by John Noah, to adjourn at 7:17PM. Motion carried unanimously.

Respectfully submitted,

Barbara Rudick,  
Secretary