

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes – January 15, 2009

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

Roll Call: See Attendance Record for 8 Board Members present.
Property Manager, Tony Toscano of Ameri-Tech, and approximately 42 residents were in attendance.

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

Two residents appeared to be recording meeting. No announcement had been made of intent to record.

Minutes December 18, 2008 meeting read and accepted by motion of Sue Anderson with a second by both Dick Ortengren and Miles Lance. Motion carried.

Officer's Reports:

June Sloan – President

- Sewer project ongoing. Perhaps another two weeks.
- Looking for residents to run for the Board. Dick Ortengren will chair the nominating committee.
- Work on roads not forgotten. Will move forward with help of CREW, now the Long Term Planning Committee.
- Answers to the questions from Concerned Homeowners will be shared with Monte and the group.
- Need all residents to complete Age Verification in order to comply with State Statutes.

Judi Young – Vice President

- Rules and Regulations will be forwarded to attorney for review.

Sue Anderson – Treasurer

- See Exhibit A

Barb Rudick – Secretary

- No report

Manager's Report - Tony Toscano:

- Hope all had good holiday. Looking forward to coming year
- Annual meeting scheduled for January 29, 2009. Looking for candidates to run for the Board
- Work being done on website. Will have pictures of the Village and be updated monthly.
- Looking forward to working with the Long Range Planning Committee or CREW and get items for consideration for the next 1 – 3 – 5 – 7 – 10 years.
- Nick is working with some banks, along with Ameri-tech to get us a better mortgage rate.
- Since they are working on Harbor Way, have asked for a quote to repair the 8 – 10 foot section of pipe going into the lake by the dock that appears to be breached.
- Concluded report by answering questions from the floor.

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Architectural Review Committee – Patty Hill:

Discussion items:

- Resignation as Chair of this committee. Recommend Nick to chair committee.

Boat Slips/Dock Committee– Patty Hill:

Discussion items:

- Estimates range from \$160 to \$1900 to completely replace electrical, boxes, spot light on flag, etc.

Motion: by Sue Anderson, with a second by Miles Lance, to approve an expenditure of up to \$2,000 to repair/replace the electrical on the dock. Motion carried.

Discussion items:

- Compound fence repaired
- Getting proposals to run electric and get water access to the compound

Old Business:

- Per Dorothy Emling, 42 currently signed up for the Village Yard Sale. Advertising includes posters, an ad in the Times. The sale is scheduled for 2/7/09. Call 771-6143 to be included.
- Ramp at the office. Contractor will provide proposal for ramp.
- Seawall update – Have 3 bids, awaiting 4th. Range is \$8,000 to \$10,000. High bid is \$22,000. Will work with Long Range Planning Committee. Guarantees are life time. Work will go down 15 feet.
- Continuation of Tony on site on Thursdays, at \$400 a month.

Motion: by Sue Anderson, with a second by Dick Ortengren, to continue Ameri-tech on site on Thursdays indefinitely, until (30 day) notice of cancellation. With a vote of 6 to 2, the motion carried.

Motion: by Nick Vukecevic, with a second by Sue Anderson to generate a list of volunteers and determine their availability to assist in the office. With a vote of 7 to 1, the motion carried.

New Business:

- The Nomination committee, chaired by Dick Ortengren, and includes Fran Fly, and Paula Chamley. Currently 5 individuals have submitted resumes with intent to run and they are:
 - Don Kiefrider, Kay Lako, John Noah, Barb Rudick, and Judi Young
- Dance Committee submitted a letter requesting installation of an ice machine in the Club House. Machine usage meant for all Village organizations.

Motion: by Nick Vukecevic, with a second by Miles Lance, to allow the Dance Committee to move forward with their plans to install an ice machine. Motion carried.

- Revisions/additions to Rules and Regulations, made at last meeting, shown in red on Exhibit C.

Motion: by Patty Hill, with a second by Nick Vukecevic, that fences be at least 4 feet high. The vote was tied.

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Motion amended to read, “pet fences be 48” high, white vinyl, picket fences.” With a vote of 5 to 4 the motion carried.

Motion: by Patty Hill, with a second by Nick Vukecevic, to put Rule 11, regarding umbrella clotheslines, back in the Rules. Motion carried.

Motion: by Nick Vukecevic, with a second by Sue Anderson, to send the Rules and Regulations, as modified, to the attorney for legal approval. With 6 yes votes and 1 no vote, the motion carried.

Motion: by Nick Vukecevic, with a second by Patty Hill to have Lance Miles act as a liaison with the attorney for the Rules and Regulations. Motion received 4 yes votes and 4 no vote.

Motion: by Nick Vukecevic, with a second by Dick Ortengren, to adjourn at 7:40PM. Motion carried.

Respectfully submitted,
Barbara Rudick, Secretary