

Village of Lake Tarpon, Inc.  
Homeowners' Association  
Meeting Minutes – March 19, 2009

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

**Roll Call:** See Attendance Record for 7 Board Members present.  
Mike Perez and Tony Toscano of Ameri-Tech, and approximately 64 residents were in attendance.

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

One resident was recording meeting. No announcement had been made of intent to record.

June Sloan announced a change in the agenda. She indicated we would delay reading of the minutes of the February meeting. This is necessary because Mike Perez can only attend a portion of the meeting and he is to be available for filling the vacancy of the Board. His attendance is also needed for the President's report.

***President's Report – June Sloan***

The President read a letter from our attorney Mr. Jonathan Damonte. (See Attachment A)

Based on Attorney's recommendation, a ***Motion*** was made by Judi Young with a second by Miles Lance, to add discussion of the demand for pre-suit mediation to the Agenda. Motion carried unanimously.

***Motion*** to instruct our Attorney to respond to the demand for pre-suit mediation was made by Miles Lance with a second by Dick Ortengren. Motion carried unanimously.

***Motion*** was made by Miles Lance with a second by Sue Anderson to approve instructing our Attorney to object to the demand for pre-suit mediation because:

1. It does not name the people demanding mediation, and
2. It requires us to either go to Tampa or pay Tampa mediators to come here, when there are plenty of mediators in this County.

Motion carried unanimously.

***Motion*** made by Sue Anderson, with a second by Miles Lance, that if Attorney Stage corrects the demand to name the people who are demanding mediation and provides for mediators in Pinellas County, then our Attorney should accept the demand, on behalf of the Association, and select a mediator in Pinellas County. Motion carried unanimously.

A ***Motion*** made by Judi Young, with a second by Miles Lance, to instruct our Attorney to contact Attorney Stage and try to resolve the matter without Mediation. Motion carried unanimously.

**Agenda item: Fill Vacancy on the Board**

A summary of the Sub-committee's procedure was read by Barb Rudick. (See Attachment B) Chairperson, Judi Young, presented her report of the process. She announced the two candidates recommended by the Committee: Maureen Duggan and Ed Grabau.

***Motion*** made by Sue Anderson, with a second by Judi Young, to appoint Ed Grabau to fill the vacancy on the Board. The vote carried with 4 votes in favor (Sue Anderson, June Sloan, Judi

Village of Lake Tarpon, Inc.  
Homeowners' Association  
Meeting Minutes – March 19, 2009

Young, and Barb Rudick) 2 votes against (Miles Lance and John Noah) and one abstention (Dick Ortengren).

**Minutes February 19, 2009 meeting** read and accepted by motion of Dick Ortengren with a second by Judi Young. Motion carried with 7 affirmative votes and one negative vote (Miles Lance).

**Officer's Reports:**

Vice President Judi Young – No report.

Treasurer – Sue Anderson

- See Attachment C – Motion by Barb Rudick, with a second by Judi Young to accept the Treasurer's Report. Motion carried with 8 votes, one "with qualifications" (Miles Lance).

Secretary Barb Rudick – No report.

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

Our main focus is information, attitude, and direction.

- Direction:
  - We want to move forward on the roads.
  - Keep financials on board.
  - Attitude - have enough money to live and play.
  - Working with the CREW so we know what's happening next year, three years, five years.
  - Working to keep us on a straight path.
- Information:
  - Communication – between all of us on the path. The Board and the Association want to walk the path together. Not push anyone off. We all want to get the roads done so we can enjoy the sun.
- Cost to switch from propane in the kitchen to natural gas is about \$3600 to run line per quote of Clearwater Gas. Their charges would result in about a \$50 savings per month. It would take 6 years to recoup the investment.

A **Motion** to table installing natural gas, until Tony can do more research, was made by Ed Grabau with a second by Sue Anderson. Motion carried unanimously.

- Have three bids for pool service of 3 times per week
  - Artistic is \$8400 per year plus chemicals
  - Anchor is \$7900 per year, chemicals included
  - Triangle is \$7400 per year, chemicals included.
- Triangle recommends installing ORP controller, which monitors chlorine and Ph levels and automatically adds needed chemicals to the pool. The controller is made by Polaris. It is state of the art and required by the State on any new pools of our size.

A **Motion** to contract Triangle Pools to service the pool, install OPR controller and check water levels, was made by Ed Grabau with a second by Sue Anderson. Motion carried unanimously.

**Architectural Review Committee – Judi Young:**

No report

Village of Lake Tarpon, Inc.  
Homeowners' Association  
Meeting Minutes – March 19, 2009

**Old Business:**

- Repair of Electric at dock – Tony
  - Work is complete and came in under the \$2,000 approved by the Board. Electrical was rewired; controls are installed in a weather proof box. There is a light switch which illuminates the T at the dock. We need to install a sign for anyone using that switch to remember to shut it off when leaving the dock.
- Pool Heating – Dick Ortengren and John Noah
  - We have started to heat the pool. Temperature is staying between 79 and 84 degrees. Heaters on from 4:00 to 8:00 AM then solar panels. We are using liquid blanket which is a new technology. We are hopeful it will help keep it warm at a reasonable cost. We use 7 ounces/day. Eight bottles were purchased at a cost of approximately \$500. One container lasts about 17 days. Will continue monitoring.
- Colonial Blvd. repair/paving – Scott Dodrill
  - Scott introduced the CREW members and presented his report. (See Attachment D)

A **Motion** to approve \$120,000 for the project (Colonial from Liberty Way east to Harbor Way) as recommended by the CREW, made by Ed Grabau with a second by Sue Anderson. Motion carried unanimously.

- Tony will post progress reports on the project on a weekly basis.
- Pet Section Extension (pending) –
  - Discussion tabled at this time.
- Seawall at 239 Colonial – Tony
  - We have 4 bids and 1 opinion in writing. The repair of the drain, in the past, is the cause for the current damage. The original diverter was removed by unknown persons and the company performing the repair did not know it should have been there. Bids are from \$13,000 to \$20,000. Repair will completely solve this issue as the seawall will go down 14 feet. We are working with the homeowner to share the expense and avoid suits as in the past. Village is responsible for about 40 feet and the owner 15 feet. Because of the repair to be done, no diverter is needed.

A **Motion** made by Sue Anderson to have homeowner assume responsibility for repair costs of 15 feet (approximately \$3,000 to \$4,000) and we (the Village) take the next 43/44 feet of the seawall (approximately \$9,000 to \$10,000) Further we will have our Attorney review this agreement to be sure we are held harmless for any further damage. The motion was seconded by Judi Young. Motion carried unanimously.

**New Business:**

- Request for Super Bowl Party 2010

A **Motion** made by Dick Ortengren with a second by Ed Grabau, approved the request for a Super Bowl Party in 2010. Motion carried unanimously.

June announced that Maureen Duggan needs our support. Her husband had a head injury and broke his hip today.

Village of Lake Tarpon, Inc.  
Homeowners' Association  
Meeting Minutes – March 19, 2009

**Motion**: by Judi Young, with a second by Sue Anderson, to adjourn at 8:29PM. Motion carried unanimously.

Respectfully submitted,

Barbara Rudick,  
Secretary