

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

President June Sloan called the meeting to order at 5:58 PM.

**Roll Call:** See Attendance Record for 8 Board Members present.

Tony Toscano of Ameri-Tech, and approximately 45 residents were in attendance. A quorum was established. Proof of notice of the meeting was determined. One resident (G. Malone) was recording meeting. No announcement had been made of intent to record.

Agenda was revised to accommodate the schedules of the guest speakers.

Ed Grabau introduced Pinellas County Sheriffs' Deputies – Ted Thompson and Elizabeth McCoy. The officers indicated their focus to be community contact north of Alderman. They presented information and answered questions regarding:

- Vendors solicitation within the Village
- Speeding within the Village
- Identity theft
- Neighborhood watch
- Their ability to share pertinent information with other officers
- Disorderly conduct
- Respect for officers
- Adding emergency contact information to DMV records
- Theft deterrents as locking cars, doors, etc.

They concluded by supplying brochures and phone numbers:

- Emergencies – 911
- Pinellas County Sheriff's General number – 582-6200
- Officers' Thompson and McCoy's voice mail – 580-3880

On behalf of the Village, June thanked the officers for their time and information.

**Minutes September 17, 2009 meeting** were read. Ed answered questions regarding the cable project. He indicated a Bright House representative will make a full presentation at the next meeting. By motion of Sue Anderson with a second by Patty Hill, the minutes were accepted with corrections. Motion carried unanimously.

**Officers Reports**

June Sloan – President:

- See Attachment A (Tony will contact Gibson Marine regarding repair of the Dock)

Judi Young – Vice President:

- No Report

Tony Toscano – Manager/Treasurer combined:

- (for Sue Anderson-Treasurer)
  - Working with Mike and Karen to revamp accounting system. Make it more user-friendly.
  - Currently year-to-date bottom line - a \$23,000 surplus. By year-end, we are looking at between a \$34,000 and a \$45,000 surplus.
  - Will spend about \$5,200 for roadway repairs to comply with mandatory requirements of the insurance company

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- \$4,000 repair on the Club House roof (See B)
- Reserves may be at \$130,000 by year end
- (Manager)
  - Currently of 507 units, 36 are delinquencies. 5 are over two months. Two already have a lien against the property
  - Visitations are made, at least, weekly
  - Violations – 25 sent out in the last week
  - Code enforcement is fining one unit daily
  - Living status on 3 units – 1 person has been evicted by the owner/landlord and the other 2 are with the attorney
- Insurance companies are working with each other regarding liability for the Apartments and the Village

Barb Rudick – Secretary:

- No Report

**Architectural Review Committee –Judi Young:**

- Request for installation of new roof at 260 Independence
  - Work to be done by Home Depot. In compliance with ARC rules.

**Motion** made by Ed Grabau with a second by Miles Lance to accept ARC recommendation and approve this request. Motion Carried.

**Compound/Dock – Sue Anderson for Patty Hill**

- Part of dock sinking. Tony will have Gibson Marine look at this problem
- Water-proofing needed
  - Working with Behr to get Dock cleaned properly and painted
  - Getting refund of \$140 and vouchers

June thanked Sue for time and effort spent working with Behr to save the Village further expense.

**Old Business:**

- Electrical outlets on light poles -John Noah is working on covering them. He will probably need some help.
- Clubhouse roof – Cost to repair water leak quoted at \$4,000. Cost may increase depending on the amount of wood needed under the A/C units.
- Enclosure at rear of Office is complete.
- 2010 Budget – in preparation. Will be sent out 30 days prior to actual Budget meeting. Approval meeting will be in December. Reserves information will be split to show more detail.

**Motion** made by Barb Rudick, with a second by Sue Anderson, tabled three items (Pool Fence/Gates, Security Locks for Pool and Club house, Part-time Maintenance Man) on the Agenda until after the Budget is approved. Motion Carried.

- Inside repair of Bath House – separate cost from water leak. Cost to re-do/repair plaster and reseal is \$2,900.

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**New Business:**

- Fall Village-wide Yard Sale – Discussion determined that a “once-a-year” sale is good. Residents will get rid of their own “stuff” that is left over after the sale.

**Motion** made by Judi Young, with a second by Ed Grabau, to hold the Annual Village-wide Yard Sale on 2/6/10. Dorothy Emling will handle the details as in the past. Motion Carried.

- Hazardous Waste Collection – See Attachment C

**Motion** made by Sue Anderson, with a second by Ed Grabau, to schedule a Hazardous Waste Collection Event on the Wednesday or Saturday after the Village—wide Yard Sale. Motion carried.

- Request from 289 Colonial to temporarily keep pet - See Attachment D. Discussion determined that only 4 houses would be left to the Dock.

**Motion** made by John Noah, with a second by Sue Anderson, extends the “Pet Section” (Lake-side of Colonial) to the Dock. Motion carried.

June indicated that Rules and Regulations are with the Lawyers for updating. We will hold meetings to discuss proposals.

From the Floor:

1. Anne Osborn announced Sunday Night at the Movies, 7:00PM – this month movies is Baby Mama, November – its Bride Wars, and December is The Proposal.
2. Jim Doss – Veterans’ Day Ceremony on 11/11 will be as in the past. Veterans Dance is 11/14 with Ron and the Classics. Tickets will be available in the near future. Call Jeannie or Anne or myself.
3. Halloween Dance on Halloween. Costumes are encouraged.

**Motion**: by Ed Grabau, with a second by Sue Anderson, to adjourn at 7:30PM. Motion carried unanimously.

Respectfully submitted,  
Barbara Rudick, Secretary