

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes – September 17, 2009

President June Sloan called the meeting to order at 6:00 PM.

Roll Call: See Attendance Record for 7 Board Members present.

Tony Toscano of Ameri-Tech, and approximately 24 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 June 18, 2009 meeting read and accepted, by motion of Ed Grabau with a second by Dick Ortengren. Motion carried unanimously.

Officers Reports

June Sloan – President:

- See Attachment A

Judi Young – Vice President:

- No Report

Tony Toscano for Sue Anderson – Treasurer:

- Asking Accounting to show interest payments made to the Bank as a separate line item. Will show \$15,000 to bring it up-to-date for the year

Barb Rudick – Secretary:

- No Report

Manager's Report - Tony Toscano:

- Directors will be sent a **Violations Spread Sheet** with 30 violations sent this month
- This report will be sent monthly
- Follow-up on Violations – 2 units with County Code Enforcement, 1 with the Attorney. Code Enforcement can fine on a daily basis
- We ask residents to call if you notice anything that violates Village rules
- Presentation regarding financial status, (using flip chart)
 - Monthly income is meeting Operating Expenses
 - Cash to Reserves in various amounts. Currently \$94,000 with plan to add a touch more next year
 - Overview – I think we are in good shape. Cash income allows us to run day to day and plan for the future, unless we run into something unexpected.
- An explanation of the Budgeting process followed. Topics included, but not limited to, infrastructure items and mortgage. (It is anticipated mortgage will be paid in 10 years.)

Architectural Review Committee – Bill Otto for Judi Young:

- 140 Independence - received 5 foot variance, nearing completion, new shed to be placed, wood steps to be replaced
- Committee has learned from this installation. Currently revising forms. Will supply more information to any new owners when these forms are issued
- 161 New England – requested addition to garage and expanded shed. In compliance
- 57 Harbor Way – requested variance from us and Pinellas County. Believe it has been granted. Owner away and project on hold until he comes back.
- Just received request for enclosing carport at 48 Wm. Penn. Will check on that tomorrow.

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- Question regarding 161 New England. *Is owner expanding to operate a business?* Indication to Committee was he is working on his home. (Note– need proof of age of owner)

Compound/Dock – Kay Linville for Patty Hill

- No open spots in the Compound

Old Business:

- John Noah will handle the very extensive task of covering electrical outlets at base of light poles
- Clubhouse roof - Company will do a water leak test and will also check bath house on 9/22/09

New Business:

- Have had office sprayed three times. We are going to have to have area skirted.
- 2010 Budget – Looks good. Plan what will be spent on Reserves. Budget will be mailed in November.
- People using pool who should not be using it. As it is one of our best amenities, we are looking at enclosing pool with six foot vinyl fence. Four foot solid and two foot lattice work. We are also looking at a tag, swipe card, or fob locking system. System would record who is using the facilities and at what time. This security system would lock and unlock and monitor all doors of the pool and Club House. The fence cost is about \$9,500. We are currently pricing the security system.
 - Suggestion from the audience to surround the recycle bid with the same vinyl fencing
- Bath House repair discussed above
- Maintenance man, part-time to work in the Village. He would handle some jobs handled by volunteers. He would be someone from outside the Village, scheduled for 5 to 10 hours a week, have general knowledge of maintenance and be covered by Ameri-Tech workers' comp insurance. This suggestion is an idea for consideration.

June advised all that we have received a second letter from the Insurance Company. It requires certain repairs be completed within 10 days. See Exhibit B

Ed advised:

- Contact for the Sheriff's Department is Elizabeth McCoy
- Trying to get bulk cable services within the Village. Bright House proposal is 5 year agreement for 100% participation. Savings discount is 60% for Basic Service **only**. We need 75% vote. Village would have dedicated station for Village activities, information, etc. Residents will determine if we go forward with this proposal. Monthly maintenance fees would increase by \$15 for Basic Service. Additional service charges - \$45, then \$94 or \$109 for phone, cable, etc. would be billed separately to individuals owners' homes.

Motion: by Ed Grabau, with a second by Dick Ortengren, to adjourn at 7:32PM. Motion carried unanimously.

Respectfully submitted,
Barbara Rudick, Secretary