

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes – March 18, 2010

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

Roll Call: See Attendance Record - 9 Board Members present.
Also present -Tony Toscano of Ameri-Tech and several residents
A quorum was established and Proof of Meeting Notice was determined.

Minutes of February 18, 2010 were accepted, with correction, by Motion of Sue Anderson, with a second by Ed Grabau. Motion carried unanimously.

Officer's Reports:

June Sloan – President

- See Attachment A

Judi Young – Vice President

- No report

Barb Rudick – Secretary

- No report

Sue Anderson – Treasurer

- See Attachment B
- Money Market rate at Superior was less than 1% interest. Superior rate fluctuates but is currently 1.25%

Manager's Report - Tony Toscano:

- Delinquencies – 19 total, 11 are 1 month late, 2, over three months late, 2 are 4 months late, 2 received demand letters, 2 already under lien
- Acoma Roofing coming out to do leak test
- 263 Lake Tarpon Drive – received a final notice of impasse in 2007. There was no agreement made. Attorney Tankle going back to records in storage
- We are getting insurance forms from all vendors
- Weed Busters waiting for us to send them an official diagram. We are going back to them for the entire time. They went 40 feet out and it should be more like 80 feet.
- We plan to pave Philadelphia in June. Hoping to finish all roads by 2012. Diagram of road work is done. We will coordinate with the C.R.E.W.
- Doris Hertzman with County Extension Service is heavily booked right now. Will try to get her for the next meeting.

Committee Reports:

- ARC - Judi Young:
 - See Attachment C

Motion: by Sue Anderson, with a second by John Noah, to notify Mr. and Mrs. Wiley, at 22 Revere Way, to take down the fence. 6 yes votes, 2 no votes (John Noah and Miles Lance). Motion carried.

- Compound/Dock – Patty Hill
 - No report

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Old Business:

- Repair to Sailboat Racks and walkway at Dock – See Attachment 7A
 - Tony will get a third bid this week
- Replacement of steps and landing at the Office entrance – See Attachment 7A1
 - Awaiting third bid from S & D Construction
- Install electricity in Compound

Motion: by Sue Anderson, with a second by Dick Ortengren, to accept the proposal from Action electrical. (See Attachment D) Motion carried.

New Business:

- Electric upgrade of Clubhouse Kitchen – Presentation by Scott Dodrill requesting Board to handle cost of upgrade to be performed by Action Electric. See Attachment E

Motion: by Ed Grabau, with a second by Sue Anderson, that the HOA accept the bid from Action. Motion carried as amended.

- Request for additional funds for the fence around the recycle bins
 - Discussion Items:
 - Next Thursday and Friday existing fence will be torn down
 - Total cost \$2800 to \$2900
 - Project of Men's Golf and Boat Club
 - Have approximately \$1200 each
 - Additional cost will be to construct recycle bins

Motion: by Ed Grabau, with a second by Judi Young, that the HOA allocate \$300 for the project. 7 yes votes, 1 no vote (Patty Hill). Motion carried.

- Contractor Credential Verification. See Attachment 8-C

Motion: by Ed Grabau, with a second by Patty Hill, to have Ameri-Tech check credentials of all Vendors once per year. Motion carried as amended.

- Review of Contracts. See Attachment 8-C

Motion: by Ed Grabau, with a second by Miles Lance, to review all Village contracts by 5 members before implementation. Motion amended to assign Ed as the “point person”. (All sub-committee members will report back to Ed, who will, in turn, carry information to Tony.) Motion carried as amended.

Motion: by Sue Anderson, with a second by Ed Grabau, to adjourn at 7:05PM. Motion carried.

Respectfully submitted,
Barbara Rudick, Secretary