

Village of Lake Tarpon, Inc.
Homeowners' Association
Meeting Minutes – February 17, 2011

(NOTE: Minutes are compiled from a *Special Meeting* and the Monthly Board Meeting.)

- ✓ *President June Sloan called the Special Meeting (Rules and Regulations Amendments) to order at 6:05 PM.*
- ✓ *Roll Call – See Attendance Record for 8 Directors present. In attendance – Mike Perez, Judi Puschmann, and Tony Toscano of Ameri-Tech, Mary and Eddie Page of Page Woolley & Company, and approximately 99 residents.*
- ✓ *Tony Toscano, Manager, certified Proxies established a Quorum, and indicated Proof of Notice of the meeting to be on file.*
- ✓ *Tony introduced the Counting Committee chaired by Don Zachariasen.*
- ✓ *The process for voting, on the Rules and Regulations Amendments, was presented.*
- ✓ *Special Meeting recessed to complete voting process, collect and tally the votes.*

1-February Board Meeting called to order, by President June Sloan, at 6:18PM.

2-Roll Call: See Attendance Record for 8 Board Members present. (Named attendees and the number of Residents in attendance are identified above.)

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

3-Minutes of the January 20, 2010 meeting were read. A motion by Sue Anderson with a second by Bob Dubois accepted the minutes as read. Motion carried unanimously.

4-Officers Reports

June Sloan – President:

- Colonial being repaired per contract
- Responsibilities of Directors assigned
- Getting prices on the Club House doors and levered handles, locks and keys (See Attachment 4A)
- Hoping all will vote and/or have turned in their votes for the Rules and Regulations

Bob Dubois – Vice President

- No report

Barb Rudick – Secretary:

- No report

Sue Anderson – Treasurer:

- See Attachment 4D

5-Manager's Report - Tony Toscano:

- Thank you for coming and participating. This is an ongoing process. The Village is a \$600,000 corporation with 507 members.
- Violations – Most are just people away or laziness. Examples, gutters need to be cleaned out, some general maintenance.
- Dock – received permit. Have authorization. DEP had a discrepancy. It has been legally straightened out. Required information for 2004, 2005, and 2008 had to be filed.
- Repairs to Colonial – finishing work has to be done. Drain line done and complete.
- Billiard room completed

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- Sidewalk work repaired. Went around with Bill from Rowland. We have 4 miles of sidewalk. Will be addressing it over the next month or two.
- Exterior Clubhouse doors –Door handles are wearing out. Secondly need to change interior door bars and lever action handles. Quotes from PBS, Roger Jordan and Jim's Locksmith. From \$440 per set to \$655. Suggest the better set of the two. Three doors and locks, one new door with locks. \$1200 more with labor.

6-Committee Reports

ARC – Tony for John Noah

- One unit expanding driveway.

Compound/Dock – Tony

- Trying to identify some items in there. Good cooperation from people currently having spaces. Two spots may come open. 5 or 6 on waiting list.

7-Old Business:

Susan Traylor indicated that there were 15 who took the CPR classes last time. Only 2 originally signed up this time. Instructor will do the class at a reduced price. Currently there will be 7 taking the class.

8-New Business:

- Dick Ortengren will start heating the pool tomorrow morning. Experimenting trying to get it to 85 to 87 degrees.
- Request from the Dance Committee to install a curtain from the TV to the back door. Curtain designed to cover the chairs and tables.

Motion: by Dick Ortengren, with a second by Paula Chamley, to go ahead with what they need to go forward. Motion carried unanimously.

- Previous discussion regarding locks for the Clubhouse doors. Cost will be approximately \$3,000 (\$855 x 4) + cost of a door.

Motion: by Sue Anderson, with a second by Dick Ortengren, to replace the locks on three doors, with the better locks. Additionally, replace the whole door with the better door. All locks to have double cut keys, inscribed "Do Not Duplicate". Motion carried unanimously.

9-Announcements

- John Ledner-Bingo Friday night at 6:30. Early bird cards are \$4.00, cover-all cards are \$2.00, and regular cards are \$8.00. Veterans' Auxiliary serves snacks before Bingo at 5:00 for \$2.50.
- John Ledner-Tuesdays is bowling at Dunedin Lanes, with registration at 8:30, and bowling at 9:00. At 11:30 or 12:00 we have lunch in one of two restaurants.
- Scott Dodrill -St. Patrick's Day Dance on 3/12, next Thursday Pasta Dinner is scheduled costing \$7.00, upcoming is the Poker Run and Fishing Contest and the Veterans Auxiliary Breakfast.

10-**Motion**: by Sue Anderson, with a second by Mark Munir, to adjourn the Directors' meeting at 7:00PM. Motion carried unanimously.

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- ✓ *June presented the results of the Rules and Regulations vote:*
 - *Votes have been counted. Not enough to be able to put the R&R revisions in place.*
 - *Old R&R will continue in place unchanged.*
 - *270 ballots were returned. 5 were not signed and, therefore, were invalid.*
 - *Thank you to the 265 members who participated. I do wish that we would have had greater participation. We needed, at least, 254 “yes” votes for an item to pass.*
- ✓ *Thank you to each and everyone who exercised your rights to vote.*
- ✓ **Motion:** *by Bob Dubois, with a second by Sue Anderson, to adjourn the R&R Vote meeting at 7:55PM. Motion carried unanimously.*
(Copies of Tally Sheets attached.)

Respectfully submitted,

Barbara Rudick,
Secretary