

March 20 Board Meeting Minutes

- **Meeting Minutes MOTION** - Approved minutes from prior meetings
- **Budget Update - Ray**
 - \$0 in bank prior month
 - \$19,560 In deposits
 - \$6443.65 payments made by Tim for past due invoices (\$1322.71 GD&C Attorneys + \$1013.22 Pals Law firm)
 - \$13,116.85 Balance in checkbook
 - \$1547 owed to Steve T. Paid in full
 - Ray received Checkbook Register summary
 - MOTION - approved for Board to approve what bills will be paid in the future - Ray to address with Tim
- **Insurance - Ray**
 - MOTION Approved - to purchase Atlas insurance \$1337 for General liability for Board directors and Crime
 - After 2 Years should be able get a better rate on insurance
- **Environmental Control Committee (ECC) :**
 - SGC Board did not have any issues with WV ECC doing ARCH reviews and approvals in the future
 - MOTION - Approved 6 ft door plane on ECC Application
 - MOTION - Approved Min 2000 Sq Ft Home under air on ECC Application
 - MOTION - Approved Min 480 SqFt Garage on ECC Application
 - MOTION - Approved Min 40 SqFt Covered Entry on ECC Application
 - MOTION Approved - \$300 for New Residential Arch review Application Fee (\$50 to Waterview / \$250 to SGC). It was agreed to charge \$50 more on each of the SGC approvals types i.e.for fences, etc
 1. Application review fee is \$150 for additions altering existing homes / sq. ft. under air
 2. Application review fee is \$150 for garages and other accessory buildings
 3. Application review fee is \$100 for fences
 4. Application review fee is \$0 for exterior painting of existing structures
 5. In ground pools and roof replacement do not require ECC review.
- ECC to write up ECC Guidelines to adopt and implement
- **Non-Exclusive Agreement:** MOTION Approved for the Non-Exclusive Agreement with one amendment. The motion was to amend the agreement to remove the following sentence "One (1) Florida Native Tree must be planted in the area of the removal Category I Invasive Species. The Florida Native Tree must be on the approved list of native trees found on the Waterview POA website". The amendment to the motion was approved by a vote of 3 to 1 with one Board member abstaining from voting. The Non-Exclusive Agreement motion passed 4 to 1.

- MOTION Approved - \$350 one time fee for Non-Exclusive Agreement (non-Transferable)
- Non-Exclusive Agreement will not be grandfathered in. Any changes to the Greenbelt require a new-signed license agreement.
- ECC Enforcement Committee - Board to have Election to have 2 members added to handle Violation Enforcement

Open Discussion:

- Rita Kitenplon raised the issue - Ingress and egress across Waterview property Owners pay the yearly fee. They should not have to pay a second fee for non-exclusive agreement to use Greenbelt since the yearly fee covers use of common properties. This degrades property values.
- Rita Kitenplon raised the issue of grandfather in clause - Ensuring existing home sizes, etc will be grandfathered in. Has concerns with the usage of the word 'grandfathered in.'
- Todd Kirkman - Email sent to him with new Non-exclusive Agreement