

FLHOA Board Meeting Minutes
June 10, 2013

Present: Eric Miko President, Sean Smith Vice President, Carol McGhee Treasurer, Debra Walker Elected Board Member, Bob Peterson Elected Board Member, Leslie Harvey Elected Board Member, Melanie Brace Secretary

Board Members Absent: None

Previous Minutes reviewed and two modifications were made regarding the previous meeting included correcting the address on an ACC approval and the date of the annual meeting. The date of the annual meeting was May 18th and not May 17th.

Treasurer's report:

General Fund

Current checking balance 01/21/13 \$4758.71

Expenses:

Landscape maintenance	171.03
Office Expenses	23.14
Electricity	95.88
Annual Meeting	223.38
Road Weed Spraying	643.45
Total Expenses	(1156.88)

Balance: \$8353.83

Road Fund

Savings and interest \$5118.04

Income Assessments 2376.00

Interest .68

Balance 06/10/13 \$7494.72

Accounts overdue: \$20, 880.05

ACC report:

- ACC approvals :
 - 8356 Landing Lane painting
 - 8313 Landing Lane Landscaping and concrete rear patio
 - 8455 Landing Lane Wood Pergola, repair and repave driveway
 - 8525 Landing Lane, removal of 5 trees and reroof the shed
 - 8726 Landing Lane Painting
 - 8696 Landing Lane Cutting trees on side lot
- ACC denials:
 - 8585 Landing Lane denied tree trimming and cutting

- 8625 Landing Lane Tree trimming and cutting
- The board reviewed a recent submission to the ACC by a homeowner to remove trees and shrubs on neighbors' properties. The board consulted with the attorney to get advice and the ACC has drafted a letter to the homeowner requesting that several criteria be met first including providing evidence or documentation that the property has a view easement or is a view parcel, collaboration with the neighbors to get their cooperation and involvement, identification of specific trees or shrubs to be removed and meeting the criteria set by the county. The board discussed this issue at length and the need for clarification of the CCR's around this and other issues.

Old Business:

- The new gate code is changing on July 1st
- The board reviewed the plan to develop an amendment to add two additional elected board members. Eric will consult with the attorney to review the amendment and then it will be submitted to the community for a vote.
- The board is asking that trees along the road be trimmed up to 15 feet off the road and other landscaping be trimmed back from the roadside on each home owner's property.
- A homeowner recommended that neighbors can send any recommendations for landscapers, realtors, etc., to Sean to be added onto the website.

New Business:

- Bob reported that the purchase of materials for steps to the beach are not too expensive but the fees are expensive (County charges \$590 and the State charges \$150). The board discussed the possible implications of having inspections and the requirement for ongoing inspections or requirements that could be imposed for other reasons. We also would need to get permission from the landowner which might also be problematic. After much discussion the board decided to abandon this project for now.
- Linda Frocht obtained a bid to paint the gate. The bid came out around \$1300. The board discussed this issue and discussed options including doing the project ourselves, getting other bids, or powder coating the gate as this was seen as too expensive a bid. Eric would like to get two more bids and then would like to decide by the next meeting or before so the project can be done during decent weather this year.
- Carol reports that the insurance policy for the association is due. The board agreed to pay this annual fee.
- Carol asked the board to revisit the interest rate on the unpaid assessments. The board agreed to keep the current interest rate at 8% per annum.
- Linda reports that she was alerted by a homeowner that cars have been speeding up and down the road. She reports that would like us to alert drivers to be careful and drive slowly.

- Officer elections: The directors elected Eric Miko to continue as president, Carol McGee to continue as Treasurer, Sean Smith to continue as the vice president, and Elaine Webster was elected secretary.
- The three board of directors agreed to allow the officers to vote.
- Next Meeting: The second Monday in September, the 9th, will be the next meeting unless otherwise changed. The meeting will be held at 7PM at Eric Miko's home.
- Meeting adjourned

Minutes submitted by Melanie Brace