

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING
WEDNESDAY MAY 23, 2018 6:00PM

BOARD MEMBERS PRESENT: Mike McCoy, Mike Perry, Maggie Case,
MaryAnn Smith and James Tucker

OTHERS PRESENT: Gail Denny – Property Manager

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Approved as Submitted

The Chair announces that the meeting is called to order at 6:02 pm, and to let the minutes reflect that all five (5) Board members are present. The Pledge of Allegiance was recited. The Chair announces the agenda and speaking rules that are in the packet.

President’s Comments- The Chair speaks of challenges the board has faced and the board is coming upon a summer break. He asks that we all be happy and cordial neighbors, speak kind if in opposition to matters. He explained that he attended a BOCC meeting and was happy to report that they opposed a costal connector. Unfortunately, CERT cancelled, but they would look to be on the July agenda. He explains an agenda item being added under new business.

Mike Perry moves to add under new business E. Board liaison for Suncoast Toll Road II. Jim Tucker seconds, Motion passed. 5/0

Member comments: There were member comments.

Review Minutes/Accept – The Chair announces the minutes that are in the packet,

MaryAnn Smith moves to accept the April 25, 2018 minutes as submitted. Mike Perry seconds, motion passed. 5/0

Communications

Manager and Committee Reports – Are in the Packet. Community Association Manager Gail Denny spoke regarding a letter given to her from Al Giannone about Pine Ridge Cable and the letter, as well as her communication to clear up the cable matter with Spectrum Cable. Additionally, she brought the Board up to speed on the collection progress for the \$2,500 deductable for the 486 sign.

Treasurer’s Report - The Chair announces that he entertains a motion to accept the Treasurer’s Report that is in the packet for March 2018; Mike Perry so moves. James Tucker seconds, motion passed. 5/0

Mike Perry moves to add item four back to the table. MaryAnn Smith seconds, motion passed unanimously.

April 25, 2018 BOD Mtg. Minutes adopted

The Chair welcomes Sheriff Prendergast; he thanks the Board for their service, and swears the Board into office. The Sheriff took time to go over issues within the community, county and the support needed by the community members. He gave an informative presentation, also giving the information on the May 12th All Hazards & Hurricane Expo to be held at the Armory in Citrus County.

Communications: The Chair asked if anyone wished to speak on their reports and there were no committee chair comments

There were no resident communications as were allotted in the open communication time presented for (30-minutes).

Unfinished Business –

- A) **Computer Server Software, Website and Software Upgrade/Vote:** The Chair announces the plan that has been presented to the association and reviewed. Maggie Case moves to accept the proposal as submitted for \$6,785.00. Mike Perry seconds, motion passed. 4/1 with MaryAnn Smith opposed

Mike Perry moves to maintain the Technology Committee, rename it to CIT Communications and Information Technology Committee and actively recruit more people to the committee. James Tucker seconds, motion passed. 5/0

New Business - The Chair announces New Business

- A) **Board of Directors Annual Meeting Schedule/Vote:** The Chair announces the meeting schedule in the Boards packet and entertains a motion to adopt; Mike Perry moves to adopt with the date in August to be the 29th. Maggie Case seconds, motion passed. 5/0

- B) **Code of Ethics and Directors Pledge/Vote:** The Chair maintains that we have recognized these policies that are in your packet in the past. James Tucker moves to adopt the Code of Ethics and Directors Pledge. Mike Perry seconds, motion passed. 5/0

- C) **Committee Appointments/Vote:** The Chair announces the committee appointments that are up for review.

MaryAnn Smith moves to keep Brenda Roberts as Election Committee Chair. Mike Perry seconds, motion passed. 5/0

MaryAnn Smith moves to appoint Fred Fuller to the Fine Review Committee. Maggie Case seconds, motion passed. 5/0

Mike Perry moves to table the Fine Review Committee Chair. James Tucker seconds, motion passed. 5/0

Mike Perry moves to appoint John Hyde as Architectural Design Committee (ADC) chair. MaryAnn Smith seconds, motion passed. 4/1 Mike McCoy opposed. Mike Perry moves to establish Deed Restriction and Bylaw Review Committees. MaryAnn Smith seconds, motion passed. 5/0

D) Tax Deed Sale Bid Approval/Vote: The Chair allows Community Association Manager Gail Denny to explain the process and requests on this matter.

MaryAnn Smith moves to approve the manager to bid on the said property up to \$7,500.00 at tax deed auction. Mike Perry seconds, motion passed. 5/0

E) Legal/Collections/Fines/Vote: The Chair allows Community Association Manager Gail Denny to explain the matter pending and the options.

MaryAnn Smith moves to wait for next month on this matter or until we can get it before the Fining Review Committee. Maggie Case seconds, motion passed. 5/0

8. Adjournment

The Chair called for adjournment; Mike Perry moved to adjourn. Maggie Case seconds, with all in favor and the meeting adjourned at 8:34 pm

Respectfully submitted by: Maggie Case, Secretary
