

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 –

Treasurer’s Report - The Chair announces that he entertains a motion to accept the Treasurer’s Report that is in the packet for April 2018; Maggie Case moves to accept the treasurers report for April 2018. Mike Perry seconds, motion passed. 5/0

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

Communications: The Chair asked if anyone wished to speak on their reports. Jamey Clovis gave an update on his findings.

Mike Perry spoke on a letter that have been received by owners of vacant lots from Habitat for Humanity.

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There were resident communications for (30-minutes).

Unfinished Business –

- A) **ADC Violations/Fines/Vote:** The Chair announces that we have two open items. Mike Perry moves that we table item 7b. to be held at a special meeting. Jim Tucker seconds, motion passed. 3/2 with Mike McCoy and MaryAnn Smith abstained.
- B) Maggie Case moves that we move this matter forward and impose a fine of \$100.00 per day not to exceed \$1,000.00 per state law. MaryAnn Smith seconds, motion passed. 5/0

New Business - The Chair announces New Business

- A) **Fining Committee Chair and Member Appointment/Vote:** The Chair announces that we must appoint a committee chair, but do not need to appoint a member. MaryAnn Smith moves to appoint Brenda Roberts as chair. Mike Perry seconds, motion passed. 5/0

B) Community Complex Fencing Addition for Equestrian/Vote:

Mike Perry moves to suspend Roberts Rules for 10 minutes. Mike McCoy seconds, motion passed. 5/0

Carol Bartolet, PREL Chair was asked to describe the committees request to look at fencing that would boarder Pine Ridge Blvd. along the frontage of the equestrian complex; this fencing would be recessed back from the road and county right of way.

Maggie Case moves that we reach out to the other equestrians in the community as a first step and report back at the next board meeting. Mike Perry seconds, motion passed. 5/0

- C) **Gulf to Lakes Fifth Amendment to Settlement Agreement/Discussion:** The Chair announces an agreement that is in your packet from Gulf to Lakes. Mike Perry moves that we present this to the attorney for opinion, along with minutes of the last meeting. Jim Tucker seconds, motion passed. 5/0

D) Documents Review Deed Restrictions/Bylaws Framework/Discussion:

The Board agreed to hold a workshop meeting on May 30, 2018 at 1:00 pm in the Community Center.

- E) **Board Liaison for Sun Coast Toll Road II:** Mike Perry moves to ratify the president's representation of the Suncoast Toll Road II and costal connector as was discussed at the Citrus County Board of County Commissioner meeting held on Tuesday May 22, 2018. Furthermore, to allow the president to meet with

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neighboring community representatives, attend BOCC meetings and represent the association in opposition to the Suncoast Toll Road II and coastal connector. To allow Jim Tucker, Director to go in place of President McCoy. MaryAnn Smith seconds, motion passed. 4/1 Mike McCoy abstained

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

- A. Mike Perry moves that we spend three hundred dollars to have an appraisal done on this property. Jim Tucker seconds, motion passed. 5/0
- B. Mike Perry moves that we foreclose the lien on this property. Maggie Case seconds, motion passed. 5/0
- C. MaryAnn Smith moves to hold and watch both properties. Mike Perry 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 8:45 pm

Respectfully submitted by: Maggie Case, Secretary
