

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING  
Wednesday April 24, 2019 6:00PM

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

OTHERS PRESENT: Gail Denny – Property Manager

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**Approved as Submitted**

Mike Perry serves as the Chair in the absence of Mike McCoy and announces that the meeting is called to order at 6:00 pm, and to let the minutes reflect that four (4) Board members are present and Mike McCoy is absent and let it be recorded as an excused absence. He recognizes the guest speakers and that one additional speaker is expected to arrive and then we can move them on the schedule. The Pledge of Allegiance was recited. The Chair announces the agenda and speaking rules that are in the packet.

Vice President's Comments- The Chair welcomes the membership, he expresses that he feels that everything is going well, but we still have a fight with the parkway. He explains that the Suncoast Toll Road will be discussed later in the meeting and as it has been on the agenda for several meetings.

MaryAnn Smith moves to have the fire marshal moved up on the agenda. Jim Tucker seconds, motion passed. 4/0

Member comments: There were member comments.

**Review Minutes/Accept** – The Chair announces the March 27, 2019 minutes that are in the packet. Maryann moves to adopt the minutes as submitted. Jim Tucker seconds, motion passed. 4/0

**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 March 2019; Jim Tucker moves to accept the treasurers report the period of 3/31/19 as submitted and subject to audit. Maggie Case seconds, motion passed. 4/0

**Communications:** The Chair asked if anyone wished to speak on their reports. Caroleanne Russler Deed Restrictions Committee Chair gave oral report.

**Unfinished Business** – The Chair announces that he entertains a motion to table A & B MaryAnn Smith moves to table A and B. Maggie Case seconds, motion passed. 4/0

**New Business –**

- A) **Committee Appointment:** MaryAnn Smith moves to retain all existing chairs of our committees. Jim Tucker seconds, motion passed. 4/0
- B) **President Authority to Authorize minor Use of Legal/Vote:** The Chair explains the need to be able to have items reviewed and time limitation to come to meetings and suggests that we adopt a reasonable process. MaryAnn Smith moves to ratify the President's decision to approve our manager to have the petition reviewed prior to circulation. Additionally, that we provide the President to use legal for non-litigation purposes with the expectation of having an item reviewed, but not to exceed three hours of their time at \$300.00 per hour on any one matter. All matters being served on the association, or items that will constitute potential litigation must be brought before the board at a regular or emergency meeting. Second by Jim Tucker, motion passed. 4/0
- C) **Annual Meeting Schedule/Vote:** The Chair announces that we have a meeting schedule and he would like to amend the date of January 22 and replace with January 29<sup>th</sup> and adopt the schedule with that change. Maggie Case moves to adopt the 2019/2020 schedule as submitted but with the change as stated. Jim Tucker seconds, motion passed. 4/0
- D) **Legal/Collections/Fines/Vote:** The Chair turns legal over to Community Association Manager Gail Denny; she explains that a,b c, e, f, g, h on the list all are vacant land, and have received final demand letters with ample time to resolve. She explains the property tax strategy and asks the board pleasure. Jim Tucker moves to foreclose the associations lien on a,b,c,e,f,g,h. MaryAnn Smith seconds, motion passed. 4/0

Item d is similar, but it is a home. MaryAnn Smith moves to foreclose the lien on item d. Maggie Case seconds, motion passed. 4/0

The last item is a property that PRPOA owns and an offer to purchase was presented. The Chair explains the length of time that it has been owned and potential improvements to build on the same. MaryAnn Smith moves to accept the cash offer to get this off the books. Maggie Case seconds, motion passed. 4/0

## 8. Adjournment

MaryAnn Smith moves to adjourn the meeting there was no objection; meeting adjourned at 7:10 pm

Respectfully submitted by Maggie Case, Secretary

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