

**GVLA BOARD OF DIRECTORS MEETING MINUTES
TARA PRESERVE COMMUNITY CENTER
THURSDAY, JANUARY 25, 2018**

CALL MEETING TO ORDER / ESTABLISH QUORUM

President Andy Russell called the meeting to order at 6:35 P.M.

A quorum was established with all Board members present - Andy Russell, Ken Filow, John Grabowski, Donna McGregor, Mary Courneya, and Bernie Comeau. Also present was Bill Sutton representing PCM, and Laurie Seeholz from PCM acting as Notary during the meeting. There were 35 members attending the meeting and having Joinder and Approval forms notarized.

PROOF OF NOTICE

The meeting date, time, and location was posted on the GVLA website, as well as the TV Community Channel, and on the Tara Preserve Community Center bulletin board, in accordance with the Bylaws of the Association and requirements of the Florida Statute.

DISPOSITION OF PRIOR BOARD OF DIRECTORS' MEETING MINUTES

Andy Russell **motioned**, seconded by Mary Courneya, to approve the minutes of the closed meeting January 8, 2018. **The motion passed unanimously.**

Andy Russell **motioned**, seconded by John Grabowski, to approve the minutes of the December 14, 2017 Board meeting. **The motion passed unanimously.**

TREASURER'S REPORT

The report was a review of the 2017 year-end Financials. The preliminary report from PCM shows GVLA's member reserves declined from \$112,143 beginning 2017 to \$51,535 at the end of 2017. The \$60,608 difference was reported as over-budget items - tree maintenance, sod replacement, and legal fees.

There is a discrepancy of \$13,000 that is under review.

Accumulated Bad Debit of \$4,455 - 2 properties paid no dues during 2017 - will be written off in 2018. Neither property has submitted notarized Joinder forms and service will be discontinued effective February 1, 2018. GVLA was not a legal association during 2017 and property owners could not be sued for arrears.

There are three other accounts with \$600 arrears outstanding. These properties will also lose service effective February 1, 2108.

PRESIDENT'S REBUTTAL TO TREASURER'S REPORT

The Treasurer's report reflects 'over budget' on trees, sod, and legal fees. GVLA did not set up "project reserves" for Washingtonia palm removal or sod replacement. The 2017 budget, passed in 2016, did not include monies for these projects. These projects were completed from the 'surplus' of \$112,000, thus there really isn't an "over-budget".

Legal fees have been continually budgeted at \$500 as GVLA usually doesn't have much in legal expenses. Discovering the illegal situation of GVLA during 2017 required legal council and the cost is being paid from the same 'surplus'.

Andy Russell **motioned**, seconded by Mary Courneya, to accept the Treasurer's report. **The motion passed unanimously.**

PRESIDENT'S REPORT

End date for signing the GVLA Joinder is January 31, 2018. If February dues of \$130 have been paid, FLP will provide service for February. Otherwise, all FLP service will discontinue effective March 1, 2018 for non-GVLA properties.

The purpose of the Joinder is to ensure 'Maintenance Free' properties in perpetuity. Once the Joinder is signed, it cannot be rescinded. If a property is not included in GVLA, it cannot be sold as "Maintenance Free". The seller must apply for inclusion in GVLA. The property must be inspected before the new buyer can be included in GVLA. Current residents, at a later date, will have a one-time opportunity to sign the Joinder and apply to GVLA for inclusion. Again, the Joinder cannot be rescinded.

UNFINISHED BUSINESS

a) 6587 Tailfeather Way - the oak tree roots have destroyed the irrigation pipes, and are heaving the driveway. Bids were received from two tree removal firms. FLP will remove the tree and grind out the stump for \$550.

A professional plumber for the PVC irrigation lines and back flow value hook up is required. Hostetler submitted a bid to complete the work at \$56 per hour x 2 men, plus materials.

Andy will contact WaterWorks in Bradenton for another bid on the job.

Ken Filow **motioned**, seconded by Mary, to complete the repair. This will include the tree removed by FLP, and the irrigation repair. Andy will seek a second bid for the irrigation work. **The motion passed unanimously.**

b) 6247 Wingspan Way - The oak tree has to be removed as the roots are growing under the driveway which is now cracked and heaving. We are not aware, at this point, of any irrigation problems. GVLA will be responsible for the tree removal, but the driveway is the homeowners responsibility.

Andy Russell **motioned**, seconded by Donna McGregor, to have the work completed as soon as possible. **The motion passed unanimously.** FLP will be contacted for a removal date.

c) Vote on GVLA Responsibility for Back Flow Valves - John Grabowski stated GVLA cannot vote on what is already in the governing documents. After discussion continued between the Board and the audience, John suggested homeowners make their own choice but GVLA would remain responsible for paying any inspection/repaid bills submitted to GVLA. Most expressed their desire to take care of their own irrigation back flow valve - as has been the case since inception of the Association.

John Grabowski made a **motion**, seconded by Andy Russell, for members to choose to take care of their own irrigation back flow or send inspection and repair bills to GVLA. **The motion failed.** In favor was John Grabowski; voting against the motion were Andy Russell, Ken Filow, Donna McGregor, Mary Courneya, and Bernie Comeau. The matter of GVLA responsibility for irrigation back flow valves was taken off the table and the Board's decision was to responsibility to each property owner.

d) Landscape Exception Reports (Red-lined Properties) - in past, properties were "red-lined" if the irrigation box was locked, if the irrigation box was inside the garage, if the box was turned off, or if the watering schedule was not being adhered to.

Last year, FLP changed practice to an Exceptions Report. This report lists address, date, zones being watered and for how long, if power is on, box locked, clock on, if watering schedule has to be corrected. Moisture level of the soil is

also tested. Some homeowners have advised FLP “do not touch my irrigation box”.

Ken Filow **motioned**, seconded by Andy Russell, that the Board develop a process for review of the Exception Report as it pertains to irrigation violations, and how to deal with offenders. **The motion passed unanimously.**

e) Second Vote on Prepaying One Year in Advance without Joinder - This was at the request of Treasurer John Grabowski. John presented his letter of withdrawal from GVLA so the vote was not needed and dropped from the Agenda.

NEW BUSINESS

Andy displayed FDT original and updated maps for the Tara Preserve barrier wall. Members should find the redesign is an improvement. It will be added to the GVLA website.

Tara Preserve received a temporary stay on January 8, 2018 concerning the property at the entrance to Tara at SR 70 and Tara Preserve Blvd. On Friday, **February 9, 2018** from 1:00 to 4:00 pm there will be a hearing at the Manatee County new court building in Bradenton (court room 6E). The Tara community needs support to limit what can be built on that property.

OPEN FORUM / ANNOUNCEMENTS - There was much discussion on :

- 1) oak trees requiring removal, and who is responsible. Further discussion, with a possible “project reserve” can be discussed at the Annual Meeting in March.
- 2) whether back flow valves should be the responsibility of GVLA. This issue was voted on during the Board meeting and GVLA responsibility was voted down.
- 3) audience questions concerning payment of the \$13,000 bill which the Treasurer was unaware of. The bill will be investigated and payment policy by PCM will be reviewed.
- 4) appreciation was expressed by the audience for allowing them to speak and ask questions concerning issues as they occurred during and after the formal Board meeting.

ADJOURNMENT

Andy Russell **motioned**, seconded by Mary Courneya, to adjourn the meeting at 8:02 p.m. **The motion passed unanimously.**

Respectfully Submitted,

Donna McGregor
Secretary, GVLA