

Stillwater Circle Newsletter

Indian Creek Phase V Homeowners' Association Inc.

2016 Board of Directors

President Jerry Wardrop **Secretary** Vacant **Director** Vince Gradasso
Vice President Steve Majercik **Treasurer** Barbara Cole

Architectural Committee
Chairman Vince Gradasso

Orientation Committee
Chairman Steven Majercik

Website: [www.stillwatercircle](http://www.stillwatercirclehoa.com) hoa.com

Feb/2016

Annual HOA meeting

The 2016 Annual HOA meeting was held on February 8, 2016 @ the Keystone clubhouse

Treasurer's Report

Treasurer Barbara Cole reported \$37,858 in the Capital Improvement Fund, and projecting a total cash and Capital Improvement Fund of \$45,353 at the end of 2016.

Jupiter Infrastructure Equity Program

As a reminder, the Board unanimously passed a motion in July of 2015 to apply to the Jupiter "Infrastructure Equity Program" for the city to take over ownership and maintenance of our infrastructure systems. Once the Board receives the report, we expect to call a general meeting to inform all residents of the report results and to solicit their input.

Annual Meeting Changes

At the Annual meeting, several current board members announced their intention to step down at the end of this year. The current board desires to see the Jupiter Infrastructure Equity application through to completion and we are hopeful of hearing something positive this year.

Current board members were forced back on the HOA board approximately two years ago after a past board failed to perform their board duties.

The current board was reelected by a vote count of 32 – 8 after numerous and flagrant bylaw violations were occurring. Cars and boats parked overnight on the street, illegal ACC requests approved in conflict with the bylaws and several animal bylaws being ignored. The bylaws were slowly being dismantled through inaction and violation of an inactive board.

Treasurer duties were completely neglected by the person who succeeded Barbara resulting in the general liability and board liability insurance coverage to lapse. HOA payments built up in the P.O. Box uncollected and payments to Sunrise and other liabilities were not being made after the replacement for Barbara Cole took over. This is all a matter of record.

We are confident that new board members will act more responsibly and ensure protection of home values through enforcement of all bylaws and not selecting which if any they choose to enforce.

The good news is that two residents have volunteered to assume board positions for 2017 or before. Jill Watson of 136 and Martin Bixler of 120 have volunteered their services. It is

expected that Jill Watson will assume bookkeeping duties and Martin as a Board Director. In addition, Barbara Cole will be staying on the board as Secretary vacated by Betty Diaz and Steve Majercik volunteered to stay on to assist a new board by providing board experience.

Volunteers are always welcome to apply for a board position but beware: Don't run for a board position if:

- You are not prepared to enforce ALL current bylaws
- You are not prepared to go to court when all other violation remedies have failed

The Board though is in need of a member to assume control of our website and be able to continue the work of Vince Gradasso.

Violation Notices

Sunrise Management continues to conduct drive- thru inspections twice a month on Stillwater Circle. Some of the recurring violations include:

- Trash cans left in plain view
- Driveway/sidewalks in need of cleaning
- Roofs in need of cleaning
- Painting issues

If you receive a violation notice, **don't ignore it!!** Contact Sunrise Management at 575-7792 and explain when you will correct the issue.

If any resident needs a specific skilled vendor, Sunrise has a list of vendors who can be contacted to pressure wash, plumb, electrical work and other services. Call Sunrise at the above number.

Architectural Control Committee

Residents are reminded that property repairs, painting or any structural modifications require pre-approval by the Architectural Committee. ACC forms are located on our website and are

to be completed and given to ACC Chairman Vince Gradasso @ 575-5605 for review.

Vince reports that he received and approved 11 architectural requests in 2015. They include painting, fencing and a driveway expansion to name a few.

Orientation Committee

Chairman, Steve Majercik reported that his committee conducted 6 orientation meetings in 2015. These include new homeowners as well as rentals.

Speed Limit

We continue to have residents exceeding the **15 mph** speed limit on the circle. We have more children living on the circle now and often times playing in the street. Several local residents have been observed speeding and their license plate numbers will be taken and given to JPD for citation purposes.

Current Bylaws

Curbside trash: trash pickup is Wednesday & Saturday mornings. Trash is not to be placed at curbside until after 5:00 pm the evening before.

Trash cans: Trash cans are to be removed the same day after trash pickup and hidden out of sight. Storing trash receptacles in plain sight does nothing to enhance property view.

Pets: The Bylaws specifically allow **one dog any size, two dogs not** to exceed 40 pounds aggregate weight. The Board has been to court twice in past years over this pet issue and after court litigation began, both owner families elected to move. In addition, two renters had their leases revoked because they were in violation of this bylaw.

So beware, as with all other Bylaws, if the Board observes a homeowner in violation of this pet Bylaw, it will be enforced by court action if necessary to gain compliance. #####