

Indian Creek Phase V Homeowners Assn., Inc.
Quarterly Meeting Minutes
July 20, 2015
Keystone Clubhouse

Meeting was called to order at 7:00 PM by Jerry Wardrop.

Roll call was taken by Betty Diaz. In attendance were:

Jerry Wardrop	President
Barbara Cole	Treasurer
Steven Majercik	Vice-President
Vince Gradasso	ACC Chairman
Betty Diaz	Secretary

Barbara Cole confirmed Proof of Notice of the meeting was on public display and on the website for more than three days.

Committee Reports

Secretary's Report – Minutes for the 12/09/14 meeting were reviewed by members of the board and residents attending the meeting.

Motion to accept by Steven Majercik – second by Vince Gradasso. Motion passed unanimously.

Treasurer's Report – Reviewed by Barbara Cole. Total cash before expenses as of 6/30/15 is \$17,990.32. Total expenses as of 05/31/15 are \$10,856.61. This amount includes \$4,000.00 deferred for the Capital Improvement Fund, to be used for the road replacement project. Total cash on hand (including CD's) is \$44,928.14. The Board anticipates applying for a Neighborhood Matching Grant with the Town in 2016 for \$5,000 for infrastructure repairs.

Motion to accept by Steven Majercik – second by Betty Diaz. Motion passed unanimously.

Architectural Report - Vince Gradasso reported eight requests were received for painting, window replacements and the construction of a backyard deck.

Motion to accept by Barbara Cole – second by Steven Majercik. Motion passed unanimously.

Orientation Report – Steve reported there were four orientations since January (109, 120, 121, and 160). Motion to accept by Betty Diaz – second by Vince Gradasso. Motion passed unanimously.

Old Business – Steve indicated that he has two volunteers for the Fining Committee (Andre Castaldi and Lonnie Swiger).

New Business

A. Retro-active motion for street repair and vendor payment.

1. The Board hired Shenandoah Construction to repair a breach of an underground pipe line that deteriorated causing a sinkhole in front of house #155. The cost was \$1,725.00.

Motion to repair the street and pay Shenandoah Construction by Steve Majercik – second by Betty Diaz. Motion passed.

2. All County Paving was hired to fill and repair the sinkhole in front of house #155 (\$1,220.00), and road repair to an area in front of #109 (\$529.00), and the entrance way (\$245.00).

Motion to pay All County Paving by Steve Majercik – second by Betty Diaz. Motion passed.

B. Motion to make application for the Jupiter Infrastructure Equity Program.

This program allows neighborhoods to request that the Town of Jupiter take over the financial responsibility and physical maintenance of publicly accessible infrastructure, and maintain them to the town's established standards. Ultimately if approved, transfer of infrastructure responsibility would be assumed by the town of Jupiter.

The Town will do an infrastructure study of the roads and will prepare a list of repairs that will need to be done to bring Stillwater Circle up to standards.

Motion to prepare and submit an application to the Town of Jupiter for the Infrastructure Equity Program:

Motion by Steven Majercik – second by Vince Gradasso.

Motion passed unanimously by all five members of the Board – Jerry Wardrop, President (yes), Barbara Cole, Treasurer (yes), Betty Diaz, Secretary (yes), Steven Majercik, Director (yes), Vince Gradasso, Director (yes).

Motion by Vince Gradasso to adjourn the meeting 8:05 PM – second by Steven Majercik.

Betty Diaz
07/20/2015