

Indian Creek Phase V Homeowners Assn. Inc.
Quarterly Meeting Minutes
September 29, 2016
Keystone Club House

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

Roll call was taken by Jerry Wardrop. In attendance were:

Jerry Wardrop
Barbara Cole
Steven Majercik
Vince Gradasso

Barbara Cole confirmed Proof of Notice of the meeting was on public display and posted on the HOA website.

Committee Reports

Secretary's Report – Minutes for the 2/8/16 meeting were reviewed by members of the board and residents attending the meeting.

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

Treasurer's Report – Presented by Treasurer, Barbara Cole. The financial report indicates that for 2016, an income of \$16,108.00 was projected based on 52 homes @ \$316.00 annual maintenance fees. In addition, collection of 2015 unpaid fees, Orientation fee's, late fees and Estoppel fees, the total anticipated income for 2016 is \$17,631.07. Collected income for year to date ending August 31, 2016 is \$13,256.35. It was noted that four families are delinquent in 2016 maintenance fees.

As of 8/31/16, total cash on hand is \$44,509.19. Of that amount, \$37,938.28 has been earmarked for the Capital Improvement Fund.

The Board continues to set aside as much as possible for the Capital Improvement Fund, which can only be used for the road repair project.

Motion to accept treasurer's report made by Steven Majercik and – second by Vince Gradasso. Motion passed unanimously.

Architectural Report

Presented by Barbara Cole who reported that there has been 8 architectural requests this year. They consist of painting, patio, window replacement and other similar requests.

Motion to accept the Architectural report. Motion by Steven Majercik and seconded by Vince Gradasso. Motion passed unanimously

Orientation Report

Orientation Committee Chairman, Steven Majercik reported two new orientation requests for 2016.

Old Business No old business noted.

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New Business

- A. **Motion** to nominate Martin Bixler III as a HOA Board Director.

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

Martin was welcomed to the Board by Jerry Wardrop and Board members and it was explained that Martin has been functioning as ACC Chairman for the past several months and will continue that function as well as being a Board Director.

- B. **Motion** made to retain “Angeloro Design Services” to redesign, update, and maintain the Stillwatercirclehoa.com website.

It was explained that the website needed to be refreshed with a new design and made current with updates from the annual meeting, regular meetings, meeting minutes and newsletters as needed.

Motion to retain these website services by Barbara Cole and seconded by Martin Bixler. Motion passed unanimously.

- C. Residents were encouraged to visit the website and if they have any suggestions for site improvement to pass them on to a board member for consideration.

- D. **Motion** to dispose of the HOA owned pressure washer. The machine is in need of major repairs and considering its age, the Board voted on disposing of it. Equipment Masters who has serviced the machine through the years stated it has no salvage value to them. Barbara Cole provided the board with the name of a small engine repair shop who has agreed to pick the machine up for parts.

Motion to dispose of the pressure washer by Martin Bixler and seconded by Steve Majercik. Motion passed unanimously.

- E. **Motion** to approve off-site storage for excess HOA files.

Treasurer Barbara Cole reported that she currently has approximately four boxes of old HOA files in her possession and the board needs to maintain many of these records for seven years as required by the state.

Ms. Cole presented three different storage facility costs.

Resident Terry Lull suggested that the files be given to an agency to scan and be maintained in a cloud cyber storage for future access.

Martin Bixler suggested this item be tabled for further research and reported on at the December meeting

- F. Review of Jupiter Infrastructure inspection findings.

The agenda packet contained a list of 27 items identified by Jupiter Engineering on Stillwater Circle as needed to be remedied as part of the infrastructure application process. It was further

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noted that the board is still waiting for a report from the Loxahatchee River District regarding the condition of our storm water drainage system and a cost analysis from the Jupiter Town Manager as to the depreciation of the Stillwater infrastructure systems.

Martin Bixler suggested that instead of the board addressing the street asphalt patching and the sidewalk grinding and repairs now as proposed on the meeting agenda, that the board send a letter to Jupiter Engineering and town manager requesting they expedite our application process. Once this total information has been received, we could hire one vendor to complete many of the items listed on the report.

It was noted our application to be included in the Jupiter Infrastructure Equity Program was submitted on July 26, 2015 and this process has dragged on.

The Board agreed to send the letter as proposed.

Adjourn

Motion by Martin Bixler to adjourn the meeting at 8:10 pm and seconded by Vince Gradasso

Jerry Wardrop