

Indian Creek Phase V Homeowners Assn., Inc.
Quarterly Meeting Minutes
September 15, 2014
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
Barbara Cole
Vince Gradasso
Betty Diaz
John Damiano

Absent: Susan Barash
Steve Majercik

Jerry Wardrop welcomed the new homeowners to Stillwater Circle that were in attendance at the meeting: Laverne & Richard Gasso (#105), and Garrett & Jillian Watson (#136).

Committee Reports

Secretary's Report – Minutes for the 03/18/14 meeting were read by Betty Diaz. Motion to accept by Barbara Cole – second by John Daimano. Motion passed unanimously.

Treasurer's Report – Reviewed by Barbara Cole. Total expenses by YTD end August were \$15,934.70; Total cash on hand, including CD's is \$38,949.98. Motion to accept by Vince Gradasso – second by Betty Diaz. Motion passed unanimously.

Architectural Report- Vince Gradasso reported six requests were received for storm shutters, a new fence and garage doors. Jerry explained to the new homeowners they are required to submit a formal request to the Architectural Committee for any exterior changes/additions to their property. Motion to accept by Barbara Cole – second by John Damiano. Motion passed unanimously.

There were no reports from the Orientation and Umbrella Committees.

Old Business

- A. Fining Committee – Jerry indicated the HOA is permitted to have a Fining Committee, but cannot be a member of the Board. This was discussed with the property management company and they will not be able to act as a Fining Committee per their attorney. Jerry is asking for at least 3 volunteers from the Circle who are not in the Board to coordinate with Sunrise Property Management in establishing a committee. The Board would like to have leverage of fining \$25 for first violation and \$50 for second violation. Once \$1,000 has been accumulated in fines, the Board can place a lien on the property. Jerry will be requesting for volunteers in the next Newsletter.

- B. April 22, 2014 Legal Meeting with Attorney – The Board had a legal meeting with the attorney to discuss the violation of house #105 regarding ownership of two dogs that were exceeding at least three times over the legal weight of 40 lbs. for two dogs in a household. The family decided to sell their house and have since moved. Motion to approve the minutes of the April 22, 2014 by Barbara Cole – second by Vince Gradasso. Motion passed unanimously.

New Business

- A. YTD Budget 2014 – was reviewed by Barbara Cole.
- B. Stillwater Circle violation notices – Jerry indicated 48 violations were sent from March 19 – end August 2014. Most of them have been for pressure cleaning, animal violation, exterior/landscaping, car parked without valid plates, overnight parking in the street.
- C. SUNDEK proposal - The Board met with SUNDEK, a Concrete Repair and Decorative company to obtain quotes for repairing/resurfacing the driveways. This company has done work in Raintree Trail and resurfaced many of the driveways. Anyone interested in repairing their driveways can contact SUNDEK at (877) 478-6335 for a quote, or go to their website: www.sundek.com. Homeowners are still required to obtain approval from the Architectural Committee for any repairs to the driveways. The Board voted in favor of homeowners being able to resurface the driveways including adding a decorative overlay. Motion to approve by Betty Diaz – second by John Dimiano.
- D. Landlord required landscaping – Jerry proposed all absentee property owners be responsible in hiring a landscaping company to maintain their rental properties effective today 9/15/14. Motion to approve by Vince Gradasso – second by Barbara Cole.

Comments:

Cheryl Noble (#133) asked for a recommendation of a roof cleaning company. Jerry said many homeowners use J. Heffernan Corporation, (561) 737-6632. They come twice a year (June/December). Their initial charge is \$175, and \$50 each visit. Once their initial cleaning has been completed, the two annual visits involve spraying an anti-fungus and mold spray to the shingles.

Jillian Watson asked when the Directory will be published. The Board is currently updating it and it will be distributed by the end of September.

Motion by Barbara Cole to adjourn the meeting 8:00 pm – second by Betty Diaz.