

# **Waters Edge at Port Orange Homeowner's Association Inc.**

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## **Board of Directors Meeting**

VFW Post 3282, 5810 S. Williamson Blvd.,

May 10, 2016, 7:00 PM

## **Meeting Minutes**

### CALL TO ORDER:

The meeting was called to order by President Troy Stokes at 7:03 PM. Present were Troy Stokes, Jack Pollard, Hal Rhodes, Dennis Young, and Bill Coyne establishing a quorum. Dick Smith and Bill Watson were absent. Karen Koch and Cheryl Weber attended for Karen Koch Inc. There were approximately ten home owners present. Karen announced that she was recording the meeting.

### READING OF THE MINUTES:

**Motion: Mr. Rhodes moved, it was seconded and carried to waive the reading of the Minutes of April 12, 2016 and approve them as written.**

### RESIDENT PARTICIPATION:

- The owner of 6825 Amici Court was present to discuss the status of his violation. Since receiving his fine meeting notice, he has resodded his front yard. The Fine Committee has not reviewed the Board's fine for this property but it is scheduled for the May 26<sup>th</sup> meeting. The owner provided photos of the new lawn and a Board member had viewed the property.

**Motion: Mr. Rhodes moved, it was seconded and a vote was taken to rescind the fine for 6825 Amici Court. The motion carried.**

Ayes: Stokes, Rhodes, Pollard

Nays: Coyne, Young

- The owner of 6605 Mansour Lane wanted to know if the storm water culvert near his house is scheduled for repair. The records were checked and this repair is scheduled for the current quarter.
- The owner of 1735 Creekwater Blvd has a mist system business and asked about advertising it. It was suggested that he check Waters Edge Families on Facebook. The Association is not taking paid advertising at this time.

### COMMITTEE REPORTS

- Covendale:

Mr. Pollard reported for Covendale. The back gate was opened for the garage sale. There was no damage. There is a streetlight burning all day and he has called FP&L.

- Fine: No report. The next meeting is 5-26-16.

Grounds: Chairman Jeff Arsenault provided an update via email.

- Currently four members on the Committee, optimally would like 5-7.
- Meeting of the Committee planned Thursday (5/12) to view community starting at WE main entrance
- Plan to meet with C&C week of 15th or 22nd to review and discuss concerns and observations from Committee input and that provided to us by Troy Stokes
- Committee will work on suggesting minor improvements to landscaping that will have minimal impact on budget
- Larger improvement plan that will help for the remainder of 2016 and assist with the 2017 budget
- Volunteers trimmed Live Oaks around Covendale entrance to avoid larger vehicles being struck by branches as well as sidewalks near Covendale entrance

- RMC: Cheryl Weber reported that the RMC had reviewed 37 applications at their most recent meeting. They have produced an overview document for inclusion in the Newsletter and copies were provided to the Board.
- Welcome: Karen reported that there are three new members joining the Welcome Committee.

#### STATUS OF ASSESSMENTS AND LEGAL:

The list of delinquent accounts was reviewed. Because there were accounts with unpaid Fines, a discussion of a possible legal review Board subcommittee was discussed. This group could meet with the Association Attorney to discuss individual unpaid Fines to determine the best way forward. No decision was made and no unpaid Fine accounts were sent to the Attorney for collection.

#### UNFINISHED BUSINESS:

- Irrigation Repairs: \$2,170.00 was spent on repairs. Several resulted from vehicles parking on the grass.
- Fountain Repairs:

**Motion: Mr. Young moved, it was seconded and carried to authorize The Lake Doctor to repair fountain #9 for \$3,246.79.**

**Motion: Mr. Rhodes moved, it was seconded and carried to authorize The Lake Doctor to repair fountain #7 at a cost not to exceed \$3,500.**

- AT&T Uverse installation:

The City stopped the work of the AT&T contractor installing the Uverse because they hit a Bright House trunk cutting of service to a lot of residents, they drilled through one homes sewer line, and they left empty metal spools in two locations. The City is ready to allow them to restart if the Board approves. The Board heard reports of hairline cracks in some driveways but approved the restart.

- Violations & Fines:

The violation process was discussed. The Board wants to ensure that there is consistency across the board. This list of properties where violations still exist after several warnings was reviewed along with photos for each.

**Motion: Mr. Rhodes moved, it was seconded and carried to impose a fine of \$50 per day for brown spots and weeds in the turf and beds at 6769 Calistoga Circle.**

**Motion: Mr. Young moved, it was seconded and carried to impose a fine of \$50 per day for brown spots and weeds in the turf at 6626 Merryvale Lane.**

**Motion: Mr. Young moved, it was seconded and carried to impose a fine of \$50 per day for each of the following of 1848 Tara Marie Lane: Weeds in the turf and beds, Debris, portable canopy torn and in need of repair.**

**Motion: Mr. Rhodes moved, it was seconded and carried to impose a fine of \$50 per day for a trash bin visible from the street and debris stored at the side of the house at 1859 Tara Marie.**

- Power washing the 3-rail fences.

The power washing bids had been revisited by the vendors to insure that all fencing was in the job.

**Motion: Mr. Rhodes moved, it was seconded and carried to hire Suntime and work with him on his quote to be sure we're in agreement on the detail, for a cost not to exceed \$6,200, and to authorize Ground Committee Chair Jeff Arsenault to confirm the details and to make the decision to hire Suntime.**

#### NEW BUSINESS:

Mr. Stokes noted that the fence line bordering the City park needs to be cleaned but there is foliage in the way. Karen will ask the City to trim it back. He also noted what appears to be damage from mowers hitting the fence. There are a lot of rails that are down.

#### MANAGER'S REPORT:

Karen advised that the Budget for Insurance was set too low by nearly \$4K. This means that insurance expense will be over budget all year.

BOARD MEMBER REMARKS:

None

RESIDENT PARTICIPATION:

- Mr. Bray, a Forkmead resident, volunteered to serve on the Grounds Committee.

SCHEDULING OF NEXT MEETING:

June 14, 2016, 7:00 PM. VFW Post 3282, 5810 S. Williamson Blvd.,

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:57 PM.

Minutes taken and prepared by Karen Koch