

Property Committee Meeting Minutes
Tuesday 14 August 2007

Meeting convened at 10:05A.M. In attendance was Ron Crow (Chairperson), Jack Mehl (MTHOA Liaison) Charlene Rose, Ron Grove, David Day, Eunice Freeman, Mike Reynolds, Joe Johns.

HARDEE MAINTENANCE WORK SCHEDULE

Work schedule is general maintenance. Rack debris and algae at 106 Juneberry (Thompsons). Rerake end of Lake Oriole, needs to be cleaned again.

PHASE REPORTS

Nothing significant, other than Phase II – 101 Cricket Ct concerned about trees and brush growing over house and property. This is area between Myrtle Trace (MT) Drive and 101 Cricket Ct. – The brush and trees need to be trimmed on common area away from resident's house.

THEFTS

Elizabeth Borkowski (201 Candlewood Dr) had \$600.00 Bar-B-Que stolen from back patio, which is accessible from MT Drive. She called police. Her home is accessible from MT Drive. Recommend putting in shrubbery at end of existing wilderness area to lake edge of Wax Myrtle (8 to 12 bushes), which grow fast and would block off house from MT Drive. Need to warn residents to be careful of anything exposed from streets. This will continue as traffic increases in the area. In addition, a Palm tree in its container was also taken from next door neighbor.

CABANA SPRAYING

Need to spray for roaches (Palmetto bugs) in the pool bathrooms and cabana. NISSI Exterminator did the quarterly at clubhouse and Activities Closet on 30 June. Charlene will call and get estimate for pool cabana and bathrooms.

Looking for quotes to replace gate to entrance of pool. One quote received for a wooden gate from Tom Hannigan for \$450.00. Two companies have been contacted for a metal gate, but no quotes have been received.

RUBBISH AT ENDS OF LAKE QUAIL

Rubbish at end of lake has been cleaned up. Resident was putting trimmings from his property there. He has been told not to do this again. In addition, the other end of Lake Quail has pine needles, cones, and broken limbs in the lake which need to be cleaned up. Needs to be cleaned up on a routine basis.

MOLE CRICKETS

If we treat the common area for mole crickets, why is there no requirement for the home owner to treat rest of his property? It depends what kind of lawn condition the home owner wants.

CHECK LIST FOR CLUBHOUSE ITEMS

Charlene has made a “check list”, which will be put on cabinet in back for easy access to help remind property committee when these items need to be done.

WARRANTIES

Do we have “ONE PLACE” where warranties are kept? There needs to be a folder that has the warranties for the items in clubhouse and pool . They seem to be scattered in cabinets in kitchen and not in a specific place. Recommend be locked in “Property Committee” cabinet whereby there is one place to find and easily accessible by committee chairperson.

AIR CONDITIONER IN CLUBHOUSE HAS FREEON LEAK

The Goodman unit to be serviced by Artic Air.

SPECS FOR RETAINING WALLS OR/AND BULKHEAD

Committee still working on the specs for the retaining walls. Still working on tie back specs. Next meeting will be on Friday. 17 August 2007, 1:00 pm clubhouse.

PARKING PASSES FOR CLUBHOUSE AREA GUEST PARKING

Paul Alexander’s recommended overnight parking at clubhouse pass was approved by board. They want two signs put up that say “Unauthorized Vehicles will be towed at owners expenses”. They will be installed in the clubhouse parking lot. They have been ordered. Need to also inform ‘Activities Committee’ should there be a trip causing overnight parking Passes would be required for those cars.

SHOULDER REPAIR BURNING RIDGE ROAD AND MT DRIVE

Mr. Mehl said county disagreeing with state. Burning Ridge is state hwy. Ditch is half of state’s property. County wants to put pipe in ditch. They said to state will supply pipes and county supply labor. County said no. So maybe by end of year will be cleared up.

HOT WATER HEATER IN CABANA FOR OUTDOOR SHOWER

Hot water heater in cabana for outdoor shower has been replaced. Mr. Hanagan. Cost was \$350.00. Which included hot water heater, parts and labor. Please approve.

RACKING LAKE EDGES

Mike going to work with Ron to monitor this problem. Mike been asked to put together a procedure for Hardee and hired help to take care of problem. Mike needs copy of contract to be able to write up procedure.

EMS performed a non scheduled algae on Lakes Oriole and Comorant on Tuesday 8
CLUBHOUSE RESERVATIONS

Aug 8 – Phase VIII Coffee (9-11A.M.)

Aug 18 – Alexander Birthday Party (5-10P.M.)

CLUTTER IN BACKROOM OF CLUBHOUSE

Need to put the Board’s napkins, cups, tablecloths, utensils, and plates in bottom shelf of cabinet near bathrooms, as there are three empty shelves. Mark one or two for Board. Possibly in the “Activities Closet” with their name on box. Get approval from Activities Committee to store in closet Need clean kitchen of clutter of miscellaneous items such as mustard, sugar, mayonnaise, ketchup, creamer packets, and tea bags and other miscellaneous items. Cabinets need to be utilized for utensils, dishes, glasses, baskets, and other kitchen items used for events. Should not be a storage area for condiments.

OUT OF POCKET EXPENSES FOR PURCHASED ITEMS FOR PROPERTY COMMITTEE

Recommend having a “petty cash” fund to use for purchase of items needed for clubhouse, pool, cabana, etc. which sometimes are expensive such as purchasing filters, paper towels, cleaning items, first aid, or furniture for pool, etc. This is a drain on “personal money”, as you do not usually get your money back for 5-10 days. Recommend property committee have “petty cash” fund of \$500.00 yearly to be distributed by Ted Ackley. Receipts will still be provided for items.

TREE ON LAKE QUAIL BANK AT 225 CANDLEWOOD

Recommended solution is to put sod down to keep dirt from going on lake. Roots of tree keep soil from eroding.

POOL & CABANA

Lights need to be replaced in pool, as the pool cleaner comes early in morning when it is dark and he needs lights to see to clean pool. Need written quote from Ken’s Pool for putting lights in pool. Verbal quote from Ken was \$270.00 for each light, plus labor and tax. Written estimate of \$620 is attached.

Storage of chairs/tables on 6 October. Need volunteers. Send reminder to property committee members. To be done 9:00A.M. In addition, should put information in “News and Views” asking for volunteers.

In addition, get a estimate from Ken’s pool for painting or look into volunteers helping with painting pool. Purchase of pool paint is \$102.00 per gallon which does 200 to 300 sq feet per gallon on bare concrete or 400 sq ft on recoats. Two coats are needed for proper application. You need to paint acid over rusty area or stain and then you can paint right over it.

need to find out where the 'WARRANTY' for pool cover is located, in case of any problems with cover. Where was purchased?? Date purchased? Installed?

LAKES

August. 45 gallons of herbicide in place of normal 30 gallons on each lake in order to control algae blooms. Over treating is a risk of killing fish.

Quail Lake has turned muddy gradually over last 4 months with no apparent cause. The well water is pumping in clear water. Water level extremely low, below the retaining bulk heads. It could be an algae situation.

Lakes are in a crisis mode because of drought and high temps. All wells are pumping in order to maintain water level.

ROADS AND STREET SIGNS

No problems or repairs to streets or signs since last report. Little roughness at MT and Berry Tree. Continuing problem on MT Drive on pavement breaking up.

STREET LIGHTS

One street light replaced.

MEETING SCHEDULE FOR 2007 – CLUBHOUSE 10:00 A.M.

Tuesday Sep 11, 2007

Tuesday Oct 10, 2007

Tuesday Nov, 2007

ARTICLES FOR NEWS AND VIEWS

Need to announce information on hours the Alarm for clubhouse is activated. Announce information about the "Parking Passes". Need to inform residents of recent thefts and advise to keep garage doors and items accessible locked up or out of sight. Ask for "VOLUNTEERS" to meet at pool on 6 October at 9:00A.M. to help put furniture away in storage area.

Meeting adjourned 11:30A.M.

Prepared by
Charlene Rose