

**PINEDA CROSSING HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, October 29, 2008
7:00 PM at Pineda Presbyterian Church**

1. **CALL TO ORDER:** Marlena Tankersley called the meeting to order at 7:00 pm.
 - a) **Confirmation of Quorum-** It was noted that 6 of the 7 Directors were present which constituted a quorum of the Board: Marlena Tankersley, Melissa Naughton, Don Hayes, Carl Schneider, Rich O'Connor and Ernest Sheagren. There is one vacant seat on the Board.
 - b) **Meeting Notification Requirements-** Notice was published on the bulletin board at the subdivision entrance.
2. **APPROVAL OF PREVIOUS MEETING MINUTES:**
 - September 24, 2008 Board of Directors Meeting Minutes – Don Hayes made a motion to approve the minutes as amended. This motion was seconded by Ernest Sheagren and unanimously approved.
3. **HOMEOWNER INPUT:**

Bette West recommended that the Board document the Association's priorities for the 2009 Board, indicating that the repair of the drainage/outflow systems is a major priority.

Mary Heuberger commended the Board on the excellent job they have been doing.
4. **MANAGER'S REPORT:** Susan LaRocca of SCPM Management reported on the following:
 - a) **Covenant Enforcement** – The Manager reported that she had conducted Covenant Drives on October 2 with Board Member Don Hayes, October 6 & 14 to review pending issues, and October 28th for new violations following which 56 violations were closed, 26 new violations opened, 43 – 2nd letters had been sent out & 26 violations were being worked on and were placed on hold. The next drive will be scheduled within the next 2 weeks to specifically look at roofs, mailboxes and stains on houses, driveway & sidewalks.

Susan LaRocca reported to the Board that there remained 8 violations that had been sent the Board approved letter giving them a final 14-days in which to cure the violation prior to being turned over to Legal Counsel. After review and discussion of the violations, Marlena Tankersley made a motion to authorize the Manager to forward these violations to Association Legal Counsel for covenant enforcement. Ernest Sheagren seconded the motion and it passed unanimously.
 - b) **Front Entrance Bulletin Board** – Susan reported the new bulletin board letters had been received & gave them to David Leap.
 - c) **Brevard County Planting Requirements** – The Manager presented the Board a final translation of the Department of Natural Resources current planting requirements per acre to the PCHOA lot size, so that the information can be provided to the members.
 - d) **Rescheduling of November Board Meeting** – The Manager confirmed that because of the Thanksgiving holiday, the November Board meeting would be held at the Pineda Presbyterian Church on Thursday, November 20th, 2008.

5. OFFICER'S REPORTS:

- a. **President** – Marlana Tankersley reported that the Association had received a favorable report from Bussen-Meyer and that the report had been forwarded to Theresa Frain at the U.S. Army Corps of Engineers. She noted that if the Corps signs off on the report, the Association would no longer be required to perform this mitigation and would represent a savings of \$1,400 per year.
- b. **Vice-President** –Melissa Naughton reported that she had unsuccessfully been trying to contact Lakefront Design and that she would be sending a letter to Dave Weldon and FEMA to determine if the Association can charge back the costs of repairs to the collapsed drain.
- c. **Secretary:** Don Hayes informed the Board that he had checked out the two bidders (Ground Tec & Riverside Erosion) to fix the collapsed outflow drain & ditch washout at Lago Vista with the Better Business Bureau and neither company had any complaints. After discussion and review of the bids, Marlana Tankersley made a motion to award the contract to Ground Tec in the amount of \$9,930.00 plus the cost of any needed permits; and authorized Don to negotiate a lower contract amount if possible. Ernest Sheagren seconded the motion and it passed unanimously. It was agreed that Marlana, Don, Ernest and Rich would walk the lakes to prioritize the needed repairs.
- d. **Treasurer:** Nate Heuberger presented the September financials and reported that the Association was in a good financial position. Nate reported that he had spoken to Jay Moynahan and that he had agreed to all PCHOA contractors' access to the Lago Vista drainage ditch through his property at Pineda Ridge.
- e. **Directors** –
 - Ernest Sheagren reported that there was a light out at the front entrance. Marlana agreed to contact Al Sala to check the timer on the light.
 - It was noted that the flowers at the front entrance need to be replaced. Ernest Sheagren made a motion to authorize the removal & replacement of the flowers with shrubs and the placement of mulch at the front entrance at a cost not to exceed \$100.00. Don Hayes seconded the motion and it passed unanimously.
- f. **Architectural Review Committee-** Carl Schneider reported that in the month of October, the ARC had reviewed 10 applications and disapproved 2 (1 for fence & 1 for stain/painting driveway).

6. OLD BUSINESS:

- a. **Continuation of Preserve Area Maintenance Across from Gator Lake** –Marlana reported that the ground conditions are still too wet to proceed with the approve placement of fill and that she would request that Keith Rutkowski weed-whack this area to cut down some of the tall grass..
- b. **Brevard Natural Resources Storm Water Violation** – Tabled
- c. **Pipes – Canals/Lakes & Roadway Maintenance** – See Secretary's Report.
- d. **Garage Sale** – Susan presented the advertisement to be placed in the Florida Today for the PCHOA Garage Sale on November 8th. The ad would run from November 2 – 8th Susan

agreed to coordinate with David Leap on the posting of notices at the front entry bulletin board.

- e. **Fall Festival** - Rich O'Connor reported that all arrangements for the Fall Festival were in place & he had volunteers to assist with the event. Susan confirmed that SCPM was set to grill & she was preparing little candy bags for the kids.
- f. **Lago Vista Drain Repairs – Review Bids** - See Secretary's Report.

7. **NEW BUSINESS:**

- a. **Preliminary 2009 Budget** –The preliminary 2009 Budget, including the need to increase assessments for the needed drainage repairs was discussed. It was agreed by consensus that additional funding needed to be allocated for the lake/drain repairs and preserve which would increase the 2009 Assessment by \$20.00 to \$200.00. Marlana Tankersley made a motion to accept and present the Proposed 2009 Budget to the membership for Board approval at the November 20th Board Meeting. Don Hayes seconded the motion and it passed unanimously. The Manager was instructed to include the Notice of the Vote to Approve the 2009 Budget & Proposed 2009 Budget with the 1st Notice of the Annual Meeting mail out at the beginning of November.
- b. **Policy for Authorizing Discretionary Expenditures** - Tabled
- c. **Projects/Task/Point of Contract List** – Carl had prepared a preliminary Project/Task/Point of Contact list which the Board reviewed. It was requested that any suggested changes or additions to this list be emailed to Carl.
- d. **Nomination Committee for 2009 Board of Directors** - Marlana Tankersley and Melissa Naughton volunteered to serve on the 2009 Nominating Committee. They will have a sign up sheet at the Fall Festival to solicit volunteers.

8. **ADJOURNMENT:** With no other business at hand, the meeting was adjourned at 9:30 PM.