

## POA Board Meeting for June 2017

### President's Newsletter

On Monday June 19, 2017 we had our regular POA meeting. Following is a summary of important discussions and actions taken at the meeting.

- **President's Report** – Don Boreman reported the CAM's Weekly Manager's report, which is sent by e-mail, highlighting both that week's major accomplishments and the planned major work for the following week is very important. The POA current project list was briefly reviewed, with a few items being accomplished. He also stressed the need for a current Preventative Maintenance Schedule. Don also presented a letter to be sent to egregious offenders of the POA documents and the use of "Common Areas no longer meeting the standard set by the developer", and asking them to conform.
- **The Treasurer** - reported that the financial report through May 2017 showed us over budget by approximately \$26K. The major item is the \$66K cost of the Envera equipment, which must be expensed in 2017.
- **Manager's Report** – Both pools and spas passed an unannounced Lee County Health Dept. inspection.
- **Activities Committee** – The Sunday coffee held yesterday provided the attendees an opportunity to view the proposed refresh of the clubhouse. There will not be any Sunday coffees for July or August.
- **Building & Amenities Committee** – Nothing to report.
- **Communication Committee** – reported that the next Bell Tower Notes will be available in mid-July.
- **Safety Committee** – The committee continues to work on new, improved and replacement of signage for the Community. A resident asked about a refresher course for the use of the safety equipment at the pools. It was suggested that the Safety Committee coordinate with South Trail Fire Dept. for this refresher course.

- **Landscape Liaison** – Suzanne Ferguson reported our new landscape company will begin July 5<sup>th</sup>. The landscape committee will meet with the representatives this Friday, June 23<sup>rd</sup>, to discuss landscaping standards for the Carriage Homes and the Courtyard Homes. She and Nick will meet tomorrow, June 20<sup>th</sup>, with Luke Landscape to discuss and tour BTP to ensure they complete contracted work prior the termination of their contract.
- **Maintenance** –Tim Kidd reported that he met with Clayton Construction and discussed the Clubhouse pergola repainting (miss quoted price as only a portion needs to be repainted) and possible additional repairs at the small pool pergola, prior to painting. Tim also said the continued discussion with FPL about additional lighting on Kensington Loop, east end and Andrea Lane entrance.
- **Business Meeting** – The Board discussed the ground rules for using Volunteers for fixing minor problems. With the advice of our Insurance Broker, at the May board meeting, the board approved the concept of using volunteers to do special (not routine) projects. The board must approve, on a case by case basis, if volunteers are to be used for any non-routine projects. The intent is to not have volunteers perform any activity that may be hazardous.

Clubhouse Refresh which was showcased by the Committee at the Sunday Coffee. The estimated cost is \$84K which is in the reserves. After discussion, the Board approved unanimously.

Renting of units as an Air BnB was discussed and how to stop; use of fines; blocking guest; treating as a business. The POA's attorney will be consulted.

Luke's landscape's lack of performance and withholding payments was discussed. The Board approved the concept.

If you have any issues or concerns, please contact our CAM or come into the office from 9am to 4pm Monday through Friday.

**Thank you for your support,**

**Don Boreman, POA President**