

**MARGARET'S WALK  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 13, 2010 @ 6:00 P.M.  
Margaret's Walk Garden, Margaret's Walk Road  
Fleming Island, Florida**

**I. CALL TO ORDER AND CERTIFY A QUORUM**

Ms. Joyce called the regular meeting to order at 6:08 p.m.

**Present:**

Danny Kane, **President**

Bill Korn, **Vice President**

Don Christofoli, **Treasurer**

Gwen Joyce, Community Association Manager, Severn Trent Services

Several Residents

Attendance was taken and a quorum was established.

**II. PROOF OF NOTICE OF THE MEETING**

Notice of the meeting was posted 48 hours in advance on the community message board and on the website.

**III. OPEN FORUM**

The following concerns were addressed by residents:

- *Whether there was supposed to be a committee that runs the elections, according to the covenants and restrictions.* A resident was told by Mr. Jim Ferguson that he could stand up at the end of the annual meeting and announce his intentions to apply for a seat. He suggested allowing the residents to mail in a ballot or electronically.
  - Mr. Kane explained that for the past two years, the Board appointed the Management Company to be the nominating committee.
- *How often the gate gets hit.*
  - Mr. Kane hoped this would be infrequently, and explained that the last time this happened, someone accepted responsibility and today the Association received notification that the responsible party's insurance company paid in full.
- *Whether the cameras at the gate were working.*
  - Mr. Kane indicated that some of the cameras were functional, but poor at best because they cannot be viewed at night. This matter was tabled because they did not want to charge the residents to upgrade the system. He believes this is something that the next BOD can consider.

- *Resident Jonathon Boswell of 1671 Cinnamon Fern Ct. wanted to know if there was a contract with Sawyer Gas because he wants to replace his tank.*
  - Mr. Christofoli explained that Sawyer owns the gas lines, meters and tanks.
  - Mr. Boswell questioned whether residents could disconnect their lines from the tanks and look for another supplier.
  - Mr. Kane advised Mr. Boswell to have a landscape plan showing how the lines would be blocked from view.
  - Mr. Boswell reported that he contacted Sawyer's Regional Manager and they were not very helpful. He questioned whether there was a State agency that could look into this.
  - Mr. Kane suggested that the new BOD or a homeowner take on this task to see what if there is any course of action as they may be in breach of contract.
  - Mr. Boswell offered to do this and requested a copy of the contract.
  - Mr. Christofoli suggested contacting Sawyer Gas to request a copy of the contract.

#### **IV. APPROVAL OF MINUTES**

##### **A. April 23, 2009**

**A motion was made by Bill Korn, seconded by Don Christofoli to approve the April 23, 2009 meeting minutes as amended; with all in favor, the motion carried.**

##### **B. March 8, 2010**

**A motion was made by Don Christofoli, seconded by Danny Kane to approve the March 8, 2010 meeting minutes as amended; with all in favor, the motion carried.**

##### **C. April 19, 2010**

**A motion was made by Don Christofoli, seconded by Bill Korn to approve the April 19, 2010 meeting minutes as amended; with all in favor, the motion carried.**

#### **V. MANAGER'S REPORT**

- **Financials**

Ms. Joyce submitted her status report and the following was discussed:

##### **For the Month of April 2010**

Total Income: \$6,736.64  
Total Expenses: \$5,581.25  
Net Income: \$1,155.39

##### **Year to Date April 30, 2010**

Total Income: \$44,335.17  
Total Expenses: \$41,359.11  
Net Income: \$ 2,976.06

- **Delinquencies**

There are 12 delinquent owners owing \$8,227.66.

Mr. Kane questioned whether the delinquency list changed. Ms. Joyce indicated that the list did not change and was provided to the Attorney. Mr. Kane commented that \$8,227.66 was a large amount that could be put into reserves to repave the roads. He implored those who owed the delinquencies to reach out to the Management Company for assistance instead of ignoring their delinquency. He supported removing the bar code access to those who were delinquent. He noted that the BOD has been accused as being “cold” for placing liens on delinquent owners’ homes.

- **2009 Financial Report**

The 2009 preliminary draft report from the CPA was approved for finalization at the previous Board meeting. The CPA has since provided the final report and the membership were notified by mail that copies were available upon request.

- **Bank Accounts**

The accounts were moved to Community Association Banc (Mutual of Omaha) from Regions and Compass.

- **For Consideration**

MWHOA is currently being charged \$111 total per month (not including taxes and fees) for the phone. If the Board agrees to approve a 36 month contract agreement with AT&T, it will save the Association approximately \$30 per month, reduce the multi-line from \$94 to \$73/50 and wire protection from \$17 to \$6.95. There are two lines; one for the gate and the other for a camera modem.

<p><b>A motion was made by Bill Korn seconded by Don Christofoli to approve a 36 month contract with AT&amp;T; with all in favor, the motion carried.</b></p>
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- **Reserve Study**

Dreux Issac and Associates met with Ms. Joyce on April 29, 2010 and the study is now being compiled. It will be available when the next budget is prepared.

- **Gate Matters**

Ms. Joyce reported the following:

- Commercial Security Systems (CSS) fabricated a new gate leaf for the entrance because the original gate was broken when someone crashed through it.
- The gate was re-installed, but had bare screws and rust. CSS was called to correct the issues. They painted the screws and cleaned away some rust, which they say was actually some excess rusty powder from when the iron work was sanded. They apologized for gate.
- There was a question about whether or not the gate was powder coated. A reliable source looked at the gate and determined it was powder coated with a semi-gloss.
- The new gate was fabricated and installed without the angled bar with scrollwork. CSS was contacted and directed to add it to the new gate. It will

be painted and attached to the new gate without an extra charge because it should have been added to the new gate when it was fabricated.

Ms. Joyce requested a motion to pay the invoice from CSS. Mr. Kane did not want to pay the invoice until he received the check from the Insurance Company.

**A motion was made by Danny Kane seconded by Bill Korn to pay the invoice from Commercial Security Systems, once the Management Company receives payment from the Insurance Company; with all in favor, the motion carried.**

- Commercial Security Systems (CSS) straightened the entrance gate pole without having to completely remove it and pour new concrete. They determined that the ground and the existing concrete were sufficient to hold the post upright. The Association will only be billed for straightening the post.
- Progressive Insurance is the company of the homeowner who broke the gate. They are sending a check for the full amount to replace the damaged gate with a new one.
- Gary Franco installed the “Please Keep Gate Closed” signs on the pedestrian gate.
- The following proposals were received for removing the exit gate, stripping the finish, powder coating and reinstalling:
  - Commercial Security Services - \$650
    - Mineral black powder coat
    - Clean out hinges and lubricate
    - 2-year warranty on powder coat finish
  - Powdertech Plus, Inc. - \$368.08
    - Gloss black powder coat
    - No warranty

Mr. Kane suggested accepting the proposal from Commercial Security Services since they installed the motors and provided a warranty.

**Don Christofoli MOVED to accept the proposal from Commercial Security Systems in the amount of \$650 to remove the exit gate, strip the finish, powder coat and reinstall and Danny Kane seconded the motion.**

It was questioned whether there were funds in the budget to cover this expenditure. Mr. Kane confirmed that the budget was not short, but the \$8,227.66 loss would not leave much money in the reserve. Mr. Christofoli verified that there was \$2,000 allocated for gate repairs in the budget.

**On VOICE VOTE with all in favor, the prior motion to accept the proposal from Commercial Security Systems in the amount of \$650 to remove the exit gate, strip the finish, powder coat and reinstall was approved.**

- **Entrance Lights**

It was noticed that the cluster of lights on the entrance island was not working because someone had unplugged them. They were plugged back in.

Mr. Korn noticed that some of the lights in the main island closest to the gates were burned out. Mr. Christofoli indicated that every time new plants are planted in the bed, the lights go out. Ms. Joyce requested that Mr. Christofoli and Mr. Korn send her an email regarding these items.

- **Landscaping**

The March Landscape Report was provided to the BOD. The April report is not ready as they were in the process of moving their office. This will be provided at the next meeting Austin Outdoor provided a quote to remove the Ligustrum at the gates, prep the bed, replace any damaged plants, add a Holly tree and add soil to the bed for \$580.

Mr. Kane expressed concern about the Ligustrum being dragged around by the gate when it opens. He supported leaving the Ligustrum. There was BOD consensus to place this item on hold.

- **Inspections**

- Owners who received lawn monitoring letters in the past were re-inspected the first week of April. Most of the lawns are now in compliance. STMS will continue where the process was suspended with lawns that were not in compliance. Lawns will continue to be monitored regularly.
- Lot 76 – Added pavers and replaced sod.
- Lot 153 – The tree removed was a pine, which is exempt from the tree protection criteria.

**A motion was made by Danny Kane seconded by Bill Korn to end the violation process for Lot 153; with all in favor, the motion carried.**

- Lot 2 – It was noticed by STMS on a routine inspection of the community that Lot 2 had a tree service do extensive trimming of a tree. It was determined that they only trimmed it, however, STMS was informed that a tree surgeon had later been observed removing the remainder of the tree. Ms. Joyce sent the owner a letter requesting their replanting plans. Mr. Kane requested that the FIP tree criteria be posted on a website. Ms. Bonnie Helm volunteered to pass out flyers to the owners.

## **VI. COMMITTEES**

### **B. REC Committee**

The next REC meeting is scheduled for Monday, May 17, 2010 in the lobby at the Amenity Center. Many owners have complied upon receiving the certified notices. However, there are a few who have not. They will be inspected again before the

committee meets. Most of the violations are for not applying mailbox numbers to the mailboxes. There is one for not mulching the plant beds. The owners of Lot 137 have completed the pergola wrap and are on the agenda for the next REC meeting. Mr. Christofoli will attend the next meeting as a non-BOD member.

**A. Architectural Review Board – Mary Kane**

- Lot 137 – *Pergola Wrap* - Completed
- Lot 76 – Complied
- No applications were received.

The current new members of the ARB Committee will not serve next year. Mr. Roger Helm and Mr. Jonathan Boswell volunteered. Mr. Al Allen tentatively volunteered. If Mr. Allen does not volunteer, Mr. Korn will serve until the ARB has a third volunteer.

**VII. OLD BUSINESS**

None.

**VIII. NEW BUSINESS**

None.

**IX. ADJOURNMENT**

With there being no further business to come before the Board;

<p><b>A motion was made by Bill Korn seconded by Don Christofoli to adjourn the meeting at 6:53 P.M.; with all in favor, the motion carried.</b></p>
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Gwen Joyce, LCAM  
Severn Trent Property Management  
For Margaret's Walk HOA