

AUTUMN WOODS HOMEOWNERS' ASSOCIATION, INC.

A Florida Not For Profit Corporation - 59-1853262
P.O. Box 1712, Palm Harbor, FL 34682-1712

Board of Directors Meeting - February 10, 2020

Held at: RE/MAX, 34210 US Hwy 19 North, Palm Harbor, FL 34684

Meeting was called to order by Karen Apa at 6:35pm for the purposes of conducting the regular monthly meeting of the Association's Board of Directors. A quorum was present.

Those in attendance included:

BOARD MEMBERS:

Apa, Karen - President
Bryce, Tim - Secretary
Lindberg, David
Omanoff, William - Treasurer
Rinker, Mary Ann - Vice President
Ronayne, Theresa
Sharkey, Jerrold
Sharkey, June
Plihal, Nicole

Missing: (none)

GUESTS:

Ronayne, Jim - resident
Pizzano, Beverly - resident
Lafrenz, Jill - resident
Lafrenz, Vic - resident

President's Report - Karen Apa

1. Board meetings will be held from now on at the RE/MAX office on US19 at no charge.
2. Management & Associates are officially gone. This means we will need more "hands on" cooperation from the Board members and volunteers.

Secretary's Report - Tim Bryce

The Secretary read the minutes of the Board Meeting of January 13, 2020. A small correction was noted. The Secretary made a motion to accept the minutes as read and corrected, seconded by Jerry Sharkey; unanimously passed.

The Secretary read five vouchers for bills to be paid:

Duke Energy - \$906.55 - main power bill for street lighting.

Duke Energy - \$59.26 - Lake bubbler.

Duke Energy - \$88.71 - Lake bubbler.

Duke Energy - \$29.67 - Lake bubbler.

Karen Apa - \$240.90 (for postage, paper, envelopes for letter to community)

The Secretary made a motion to pay the bills, seconded by Jerry Sharkey; unanimously passed.

Treasurer's Report - Bill Omanoff

1. The Treasurer reported he has opened a Money Market account at PNC (the Association's bank) at a special rate.
2. We currently have \$9,651.71 in our checking account, and \$162,849.00 in our Money Market account.
3. The Treasurer expressed concerns about reconciling our bank accounts from Management & Associates. He believes the company owes the Association \$500, and there is approximately \$52,000 funds uncollected.
4. Tim Bryce mentioned approximately 33% of the neighborhood has not paid their 2020 dues as of this date.
5. The Treasurer contends we need an audit of FY2019 (and possibly the first two months of 2020) to completely reconcile the accounts.
6. Karen Apa made a motion to proceed with an audit as mentioned, Bill Omanoff seconded, there was some brief discussion, motion passed unanimously. Bill Omanoff will seek at least three bids to perform the audit.

OLD BUSINESS

1. Lake Report - Karen Apa said we had a vendor recently treat the main lake. She will post a report at the front entrance for all to read. She mentioned the grass in the southwest side needs to be trimmed back. As Chairman of the Lake Committee, David Lindberg will contact the vendor for updates. He also mentioned an alligator was reported in the main lake. The County dispatched a trapper, "Captain Mike," to capture it. So far, no luck, but he will continue his efforts. David also mentioned we need to schedule a meeting with the homeowners on the Lakes to discuss maintenance. It was pointed out, these homeowners own the property in the lakes, not the Association (who only has some small sections).

Bill Omanoff questioned who is ultimately responsible for drainage of the lake, the County? If so, they have a role to play in terms of maintenance. David Lindberg will consult with Steve Paley who is familiar with lake drainage.

2. Sheriff's Patrol - Karen Apa will contact the PCSO to discuss patrols in our neighborhood. She will report back at our next Board meeting to determine whether to continue patrols.

NEW BUSINESS

1. Now that Management & Associates is gone, we need to send letters to residents for past due bills, particularly 2020 dues. Tim Bryce to handle.

2. Also, because of M&A's departure, we need to take control of our bank accounts.

3. Mary Ann Rinker commented that if we transition to a new management company, we should be in no hurry so as not to make the same mistakes as before.

4. Karen Apa is looking for a new Association attorney. She was impressed by Daniel J. Greenberg, whom she met at the recent HOA certification training program. She will speak to him.

5. Tim Bryce described the problem at our new Post Office Box whereby some residents had their mail returned. Tim visited the Post Office recently and discussed the problem with officials there. They assure us the problem is solved.

6. Karen Apa reported two residents wanted to pay their dues on a quarterly basis. Three others also have payment problems. She told them we no longer offer a quarterly payment program. However, the Board can make arrangements for homeowners who are destitute.

7. Karen Apa reviewed a wish list of community projects:

A. Bill Omanoff will work on proposed changes to the Bylaws and Covenants.

B. Karen Apa will search for a new attorney.

C. Mary Ann Rinker volunteered to recommend changes to the Dog Park, including new locks to the Park and the Tennis Court. She will also investigate adding a water fountain for dogs at the Park. Also, she will investigate enlarging the holding pen, and adding a concrete pad and walkway.

D. June Sharkey volunteered to get three bids to fix the lighting at the front entrance and the electrical box at the Park.

E. Karen Apa will seek three bids to resurface the Tennis courts, wind screen, and reline the courts to include Pickle Ball.

F. Karen will also talk to Bob Roberts about making recommendation to fix the rear fence in the Park.

G. Theresa Ronayne volunteered to review the Association sign at the back entrance and determine if it needs to be simply cleaned up or if it requires some maintenance.

H. Tim Bryce will sort through the contents of the 12 boxes of files received from Management & Associates and determined what, if anything, can be destroyed, and what needs to be kept.

COMPLIANCE

1. Karen Apa said she would like to see a fining committee formed to determine fines for code violations. Nicole Plihal said it would be wise if we sought guidance from an attorney to move forward on this. Theresa Ronayne said this needs to be defined in the bylaws. The Board decided to wait until we have selected an attorney.

2. Compliance Report - Theresa Ronayne claimed we have six people with compliance violations in the neighborhood, involving the presence of a boat, a dumpster, a trailer, a contractor sign, etc. The committee has discussed the matter with the various homeowners.

Nicole Plihal had to excuse herself from the meeting at 8:35pm.

Motion was made by Tim Bryce to adjourn the meeting, seconded by David Lindberg, and unanimously passed to adjourn the meeting at 8:43pm.

Next Board meeting will be held: Monday, March 9, 2020, 6:30pm at RE/MAX, 34210 US Hwy 19 North, Palm Harbor, FL 34684

Respectfully Submitted,

Tim Bryce
AWHA Secretary

MINUTES APPROVED: MARCH 8, 2020