

Quail Valley Lot Owners Association, Inc

Board of Directors Meeting
Monday, December 17, 2007
Minneola City Hall, Minneola, Florida

Minutes

The meeting was called to order by President David Yeager at 7:07 p.m.

It was noted that four (4) board members were present to have Quorum. The following board members were present: David Yeager, Shawn Jones, Pattie Guerriero, and Natalie Yancey.

A motion was made to accept the minutes from November 5th, 2007 meeting. The motion was seconded and the meeting notes were approved by a unanimous vote by the board.

The notification of this meeting had been posted on the website as well as a sign posted in the entryway of the neighborhood.

Treasures Report

Amy Deering resigned as Treasure on November 15th 2007. Amy handed over the files to David Yeager on 11/27/2007. David did not receive a file cabinet or mailbox. David was told that they had been disposed of. The board discussed appointing Sally Osteen as the new Treasurer. Sally Osteen is currently the chairperson for the ARC committee. Sally stood up and introduced herself and spoke to the board and homeowners. Motion was made by Natalie Yancey to appoint Sally Osteen to the board. Shawn Jones seconded motion. Sally Osteen was then appointed to the board by a unanimous vote.

Unfinished Business

The Board discussed the attorneys draft letter to Frank Gammons at Banyan Construction regarding WWTP. Board member discussed the fact that since Frank Gammons was the applicant he should be the one to close it down. Discussed that the WWTP has been deconed. The board will let the city handle the road that Frank Gammons is supposed to put in.

Motion was made by Pattie Guerriero to keep the current grounds keeper but hold funds until the property at 406 Tradewinds is properly maintained. The motion was seconded by Natalie Yancey and was passed by a unanimous vote.

David Yeager is trying to find a buyer for the trees at the front entrance. The Oak trees will probably be lost as they are harder to move.

The board will look for a new vendor to replace and reconfigure the irrigation at the 2nd Island entrance.

The board discussed the No Soliciting Sign missing from the entrance. Motion was made by Shawn Jones to replace the sign but have it concreted into the ground so that it cannot be removed easily. Motion was seconded by Pattie Guerriero and passed by a unanimous vote of the board.

Home Owners Association Dues

The Board discussed the HOA dues for 2008. Based on the needed budget for 2008 the homeowners dues will be assessed at the previous amount of \$396 annually. The homeowners will receive a credit of \$108.00 for the Sewer Charges rebate for the last four months of 2007, September 2007 through December 2007. The total amount due for the 2008 dues would then be \$288 per homeowner. Motion was made by Pattie Guerriero for the dues for 2008 to be \$288 for all homeowners, Shawn Jones seconded the motion. Motion was passed by a unanimous vote. The board will continue to take legal action to recover all HOA dues that are delinquent. The board discussed how to handle situations where residents may have extreme hardship and will consult with EPM and or the attorney regarding this issue and handle on a case-by-case basis. The board discussed the due date for the 2008 HOA dues. Motion was made by Natalie Yancey to make 2008 HOA fees due on 01/31/2008, Motion was seconded by Shawn Jones and passed by a unanimous vote.

City Council Meeting (Walgreen's)

David Yeager invited all Quail Valley homeowners to attend the City Council Meeting on 12/18/2007 at 7:00 p.m. as they will be discussing the Walgreens plans at the meeting. Residents would like to make sure that Walgreens installs drought resistant plants so that less water will be needed to maintain them. David invited the residents to come out and share their concerns with the City Council.

ARC Discussion

The board discussed the painting of driveways. Some homeowners received letters about stains on their driveways and painted them to correct the problem because the stains could not be removed. Some homeowners are painting their driveways for decorative purposes. The board determined that painting of driveways is changing the appearance (exterior) of the home and is subject to ARC committee approval. The board will consult with the attorney regarding Article 5 number 14 of the bylaws. Pattie Guerriero made motion to turn over the painting of driveways issue to EPM and have EPM send out violation letters based on Article 5 number 14, Natalie Yancey seconded the motion and motion was passed by a unanimous vote.

seconded the motion and it was passed by a unanimous vote. The HOA will be responsible for trimming the outside hedges but will not irrigate.

Bank Procedures

The board discussed the fact that all checks are currently written by EPM and signed and mailed by the HOA. This causes a delay in getting payments mailed and has sometimes caused payments to be delinquent. David Yeager suggested that all mail go to EPM and that EPM should pay any statements that are \$500 and under. A motion was made by Pattie Guerriero to have all bills \$500 and under paid by EPM, Shawn Jones seconded the motion and it was passed by a unanimous vote. Pattie Guerriero made a motion to have the mailing address on all billing statements changed to EPM services, Shawn Jones seconded the motion and it was passed by a unanimous vote. Amy Deering and Ivelaw Gibson are no longer signers on checks.

Park Signage

The board discussed putting in a sign at the park with park hours. Shawn Jones made a motion to have the sign screwed into the building so that it could not be removed, the motion was seconded by Pattie Guerriero and was passed by a unanimous vote.

New Treasurer

A motion was made by Natalie Yancey to appoint Sally Osteen as the new Treasurer of the Board of Directors, Shawn Jones seconded the motion and it was passed by a unanimous vote.

A motion was made to adjourn the meeting, the motion was seconded, unanimous vote. The meeting was adjourned at 8:55 p.m.

Violation Letters

The board clarified for residents that you cannot block the sidewalk. Residents must call the Sheriff to report this issue, as it is a Florida Statute.

The board discussed the types of violation letters being sent out to residents. The board determined that violation letters should not be sent to residents for Trash can or Recycle container issues (good neighbor policy), Stains on the driveways (let the City handle it), Dead spots or Brown spots on the lawn (water issues), Remove basketball hoop from driveway (not permanent change to exterior of house), or Make house address visible (City issue). The board determined that letters for Mow and Edge lawn and Remove weeds in concrete should be sent out. The board will get guidance from EPM on what to do about residence with 3rd violation letters. Residence should contact the City and let them handle issues with lawns not mowed or maintained, as this is a Code Enforcement issue as well as a violation.

Home Business

A resident brought up the subject of home business. The Board clarified that the City does allow you to operate a home business and there is nothing in the bylaws about signage on your vehicle. The board pointed out that there are a multitude of home businesses in Quail Valley and that these businesses are how some residents support their families.

Other updates

David Yeager mentioned that he is working with the city to see if residents can put in pavers on the right of way so that residents could park half there car on the right of way and half there car on the street. David pointed out that there are so many cars parked in the road that it is difficult to get a Fire Engine down some of the streets.

Dave asked residents to please let him know if they see a trash truck driving on the wrong side of the street. Trashcans should not be left upside down after Waste Pro empties them. The trashcans should be set upright according to the contract with Waste Pro. Residents were advised to call the City and Waste Pro if trashcans are not placed upright. Also if your trashcan has been damaged residents should call Waste Pro to have it replaced.

A resident asked about large trash containers. David Yeager stated that the City Council did not approve having a big trash container and trash pick up once a week. All the new neighborhoods will have the large trash containers. Dave Yeager believes that this issue will come back up in the City Council meetings.

Irrigation

The board discussed discontinuing irrigation at all the lift stations. The board feels that the plants are drought tolerant and that the irrigation should be discontinued. Motion was made by Pattie Guerriero to discontinue the irrigation to the lift stations, Shawn Jones

Approved
1-21-2008