

WILDERNESS LAKE PRESERVE HOA

Tuesday, October 20, 2009

Minutes of the Board of Directors Meeting

The Regular Meeting of the Board of Directors for the Wilderness Lake Preserve HOA was held Tuesday, October 20, 2009 at 6:36 p.m. at the Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

I. CALL TO ORDER:

Linda Helmtoller called the Meeting of the Board of Directors of the Wilderness Lake Preserve HOA to order on Tuesday, October 20, 2009 at 6:36 p.m.

II. ROLL CALL:

Board Members Present and Constituting a Quorum:

Linda Helmtoller	President
Allen Senel	Vice-President
Kathleen Patterson	Treasurer
Margarida Wainraich	Secretary
R. Scott Diver	

John Johannessen was absent.

III. NOTICE OF THE MEETING POSTED VIA MARQUEE SIGN:

Linda Helmtoller noted that the meeting notice was posted at both entrances of the community prior to 48 hours in advance. Confirmed by Margarida Wainraich.

IV. APPROVAL OF SEPTEMBER 22, 2009 & SEPTEMBER 29, 2009 MEETING MINUTES:

MOTION TO:	Approve the Minutes from the September 22, 2009 Board Meeting as submitted.
MADE BY:	Linda Helmtoller
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULT:	Call to Vote: 5/0 Motion PASSED

MOTION TO:	Approve the Minutes from the September 29, 2009 Budget Workshop Meeting as submitted.
MADE BY:	Linda Helmtoller
SECONDED BY:	Kate Patterson
DISCUSSION:	None
RESULT:	Call to Vote: 5/0 Motion PASSED

V. RESIDENT INPUT ON AGENDA ITEMS:

Residents asked questions regarding violation letters and the fining process, and the Deerfields' insurance policy tracking.

VI. COMMITTEE REPORTS:

A. ARC:

The committee minutes were provided to the Board in their meeting books.

B. DEERFIELD COMMITTEE:

Scott Diver presented the Deerfield Committee Report.

Scott presented an attachment to add to the mail out with the coupons for the Deerfields owners regarding the live oak tree removal and paint colors.

MOTION TO:	Accept notification presented for the Deerfields residents to go out with the coupons
MADE BY:	Linda Helmtoller
SECONDED BY:	Kate Patterson
DISCUSSION:	None
RESULT:	Call to Vote: 5/0 Motion PASSED

C. FINING COMMITTEE:

There was no report to present as the Fining Committee did not need to meet. The next Fining Committee meeting will be held on November 3, 2009.

D. LANDSCAPE COMMITTEE REPORT:

Mr. Ungaro presented a status report. He reported that the committee is setting up guidelines for applicants and that the committee would be updating the ARC application for review by the Board.

VIII. MANAGER'S REPORT:

Gina Blackstock presented the management report. A copy was provided in the meeting books for the Board of Directors.

Linda Helmtoller asked manager to approve the \$270.00 cost to trim the Washingtonia Palms. Future maintenance is included in the contract but the initial charge was necessary because the palms had not been trimmed by 3 Seasons.

IX. FINANCIALS- SEPTEMBER 30, 2009

The financials were provided to the Board via email. Linda Helmtoller reported that Rampart Properties had credited Deerfields \$23.00, Lakewood Retreat \$36.00 for the overage charges for the coupons. Administrative credits had been issued to all the gated neighborhoods. The Reserve transfers from operating to Reserve accounts had also been completed.

At this time the Board also discussed the violation letter process. The Board directed the manager to send a courtesy notice giving the owner 15 days to comply and follow up with a second notice that is the notice to appear before the fining committee.

X. CONTINUED BUSINESS

A. ADOPT 2010 BUDGET:

MOTION TO:	Approve the 2010 budgets as follows: Master: \$127,669 or \$132.57/month/owner Villas of Deerfields \$192,239 or \$174.13/month/owner Water's Edge \$25,769 or \$161.06/quarter/owner Natures Ridge \$13,216 or \$122.37/month/owner Lakewood Retreat \$14,224 or \$98.78/quarter/owner
MADE BY:	Linda Helmtoller
SECONDED BY:	Margarida Wainraich
DISCUSSION:	None
RESULT:	Called to Vote: 5/0 motion PASSED

The Board asked that the single sheet for the budget goes out with the coupons and that the insert for Deerfields is included with the mailing. This information will also be posted on the website.

B. WATER'S EDGE SIGNS:

Manager reported Creative Mailbox and Designs would be working on the sign the week of October 26, 2009.

C. AUDIT UPDATE:

Linda Helmtoller reported that 2006 is currently being worked on and that 2007 would begin the following week.

XI. NEW BUSINESS

A. DISCUSS CHARGING THE GATED NEIGHBORHOODS FOR LANDSCAPING AND CREDITING DEERFIELD:

Linda discussed that Lakewood Retreat, Water's Edge, and Nature's Ridge would not be charged for the grounds maintenance on a monthly basis due to Bachman servicing the Villas of Deerfield. The cost for the other three gated neighborhoods was included when Bachman was awarded the contract for the Villas of Deerfield.

MOTION TO:	To charge the following amounts to the gated and credit to Deerfields: Water's Edge \$50.00/month Lakewood Retreat \$25.00/month Nature's Ridge \$25.00/month
MADE BY:	Linda Helmtoller
SECONDED BY:	Margarida Wainraich
DISCUSSION:	None
RESULT:	Call to Vote: 5/0 Motion PASSED

B. FUTURE BOARD MEETING DATES:

Linda Helmtoller reported the following dates:

Annual Meeting: February 17, 2010
Annual Meeting Date 2: March 16, 2010
(if no quorum present)

November Board Meeting: November 18, 2009
December Board Meeting: No meeting scheduled
January Board Meeting: January 19, 2009

The Board and management will discuss dates for the Board orientation meeting held at Rampart's offices.

At this time the Board discussed the www.wlphoa.com website and agreed to renew it for now for three months while the Board explored the Rampart website. Margarida would be the primary contact for posting information on the website.

XII. RESIDENT INPUT ON NON-AGENDA ITEMS:

1. Letter of Intent for Deerfields' Committee:

MOTION TO:	Appoint Barbara Loughran to the Deerfields' committee
MADE BY:	Linda Helmtoller
SECONDED BY:	Margarida Wainraich
DISCUSSION:	None
RESULT:	Called to Vote: 4/1 motion PASSED (Patterson voted no)

2. Resignation of Linda Helmtoller:

Linda Helmtoller read her letter of resignation effective at the close of the meeting. Allen Senel thanked her for her work while serving on the Board.

MOTION TO:	Accept Linda Helmtoller's resignation and appoint Allen Senel as President
MADE BY:	Margarida Wainraich
SECONDED BY:	Linda Helmtoller
DISCUSSION:	None
RESULT:	Called to Vote: 5/0 motion PASSED

MOTION TO:	Appoint Betty Plimpton to the Board of Directors
MADE BY:	Margarida Wainraich
SECONDED BY:	Linda Helmtoller
DISCUSSION:	None
RESULT:	Called to Vote: 5/0 motion PASSED

Other items discussed by residents were changing of management companies, September financials not yet posted on the website, Deerfields' insurance, landscaping contracts, and violations. The homeowners also thanked Linda Helmtoller for her work on the Board.

XIII. ADJOURNMENT

MOTION TO:	Adjourn meeting at 8:10pm
MADE BY:	Margarida Wainraich
SECONDED BY:	Linda Helmtoller
DISCUSSION:	None
RESULT:	Called to Vote: 5/0 motion PASSED

These minutes were done in summary format.

Meeting minutes were approved at a meeting by vote of the HOA Board at a publicly noticed meeting held on _____.

Submitted by: Gina Blackstock, Director of Management Services

Attested by: Margarida Wainraich, Secretary