

WILDERNESS LAKE PRESERVE HOA

Tuesday, May 19, 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, May 19, 2009 at 6:32 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, May 19, 2009 at 6:32 p.m.

II. ROLL CALL

Board Members Present and Constituting a Quorum:

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

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 Allen Senel.

IV. APPROVAL OF APRIL 21, 2009 BOARD MEETING MINUTES

MOTION TO:	Approve April 21, 2009 Board Meeting Minutes
MADE BY:	MargaridaWainraich
SECONDED BY:	Scott Diver
DISCUSSION:	None
RESULTS:	Called to Vote: 7/0 motion PASSED

V. RESIDENT INPUT ON AGENDA ITEMS

Residents decided to withhold their comments until the end of the meeting.

VI. COMMITTEE REPORTS

A. ARC

The ARC is considering revisions to the guidelines and approval process. There was discussions on the possibility of posting the results on the web. There were questions on the timeframe that approval/denial letters went out to owners. There were suggestions on using email to meet the 30 day notification requirement. This will be discussed further at the next HOA Board meeting.

VI. COMMITTEE REPORTS – CONT.

B. DEERFIELD COMMITTEE

The committee provided two invoices for approval to board. President approved the reimbursement to Mr. Gill for purchasing annuals for the common areas in the amount of \$93.63. President also approved the invoice for Mike Schebell for \$895.00.

The list for leases on file and also the status report on owners who had submitted their insurance policies for their homes were discussed. CAMS was asked why the report left off some of the names. Mr. Howell stated it was just a software error and we have all the owners names on file as evidenced by the sign in roster brought to the meeting.

The President stated that Three Seasons reimbursed Mr. Didelot so there wasn't a need for a motion for CAMS to reimburse Mr. Didelot. Mr. Didelot called the President on 05/04/09 stating he received the check.

C. FINING COMMITTEE

MOTION TO:	Appoint Jay Simmons to the Fining Committee
MADE BY:	Linda Helmtoller
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULT:	Call to Vote: 7/0 Motion PASSED

MOTION TO:	To Accept the Fining Committee's Recommendations
MADE BY:	Allen Senel
SECONDED BY:	Scott Diver
DISCUSSION:	None
RESULT:	Call to Vote: 6/1 Motion PASSED (Johannessen Voted No)

VII. PRESIDENT'S REPORT

President advised residents that Rampart would be sending out welcome letters this week and that they would be issuing new coupon books for the gated sections.

VIII. MANAGER'S REPORT

Brian Howell stated that the status report for collections had been forwarded to the board and that the invoice showing the credit for the coupon mailing and refund check was included for review. Violation report, water citation for Deerfield resident, 3 Seasons First Responders contract, Deerfield Insurance Report and the ARC Report are included for the board's review.

IX. FINANCIALS

A. SEND 3/16, 3/30 & 4/1/09 PRE-LIENS TO LEONARD MANKIN

MOTION TO:	Forward Unpaid Pre-Lien cases to collection attorney
MADE BY:	Linda Helmtoller
SECONDED BY:	Wendy Stahl
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 motion PASSED

B. Board confirmed they received credit for coupon book mailing charges of \$1,063.36 and tax return preparation refund check in the amount of \$550.00 from CAMS for charges in error.

C. PAY BECKER AND POLIAKOFF INVOICES (MASTER \$420.00, WATER'S EDGE \$48.00, LAKEWOOD RETREAT \$52.50)

MOTION TO:	Pay B&P Invoices
MADE BY:	Linda Helmtoller
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 motion PASSED

CAMS was also asked to look into a few items that had not been reconciled from 2008.

X. CONTINUED BUSINESS

Board stated that the warranty deeds for Water's Edge and Nature's Ridge were supposedly complete but association has received no paperwork to date. Board advised residents that Mike Schebell had withdrawn his bid for Water's Edge and asked CAMS to obtain quotes for this.

Both the Master and Villas of Deerfield will be under one liability policy which saved the Association almost \$3,000.00. The original check to Watts Dawson was returned to CAMS and voided on 5/4/09. Board stated they had met with CAMS over the charges for mail out and CAMS agreed to waive those fees. CAMS advised board that they had sent over information to the auditor for them to get started. President advised owners that the audit should begin next month and the auditors would get the info from Rampart. The President set up a training session with All Channel for the Key Keepers in the gated communities for May 28, 2009 at 9:30 am at the Lodge.

XI. NEW BUSINESS

A. DENY INTEREST ABATEMENT FOR 7431 DEER PATH LANE

MOTION TO:	Deny Interest Abatement.
MADE BY:	Linda Helmintoller
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULTS:	Called to Vote: 7/0 motion PASSED

Originally the above resident asked about a payment plan and the Board after discussion stated they were hesitant to offer payment plans but would consider offers as presented. The Board advised members that CAMS fees for June would be prorated since their last day is the 20th.

Board presented quotes for Reserve Study and Allen Senel advised members that after much research and his prior experiences on another board he feels Dreux Isaacs would be the best choice for the association. After discussion the board agreed to move forward.

B. APPROVE DREUX ISAAC FOR RESERVE STUDY

MOTION TO:	Approve Dreux Isaac to do Reserve study
MADE BY:	Allen Senel
SECONDED BY:	John Johannessen
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 motion PASSED

The board advised the owner's that at the CDD meeting, their counsel advised that they could not lock people out from the amenities for not paying their HOA dues. This is because the CDD owns them and residents pay for this on their tax bill. However, Deerfield could do so to its members since the association controls those amenities.

There was much discussion on whether the association should make repairs to existing yards in the Villas of Deerfield where the owners have abandoned their homes and did not have on the utilities so lawns could be watered. The President contacted Becker and Poliakoff, the Association's counsel and it is our attorney's opinion that the Association is obligated to maintain the lawns to insure uniformity of the lawns in the Villa's of Deerfield per Deerfield's DCCR's. Typically, you can assess the owner for repairs but since the homeowner's in question are in bankruptcy there is little hope of recovering funds. There were many different opinions on this and the board agreed to ask counsel more in depth questions regarding the Attorney's opinion and to clear up the Deerfield Owner's and the HOA's Responsibility.

XI. NEW BUSINESS – CONT.

MOTION TO:	Postpone June Board Meeting until June 23, 2009 so Rampart could facilitate.
MADE BY:	Linda Helmtoller
SECONDED BY:	Margarida Wainraich
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 motion PASSED

The Board asked CAMS to prepare the June Agenda Books and deliver them to the lodge on Wednesday June 17, 2009.

Board also asked for CAMS to follow up on the water citation notice for a Deerfield Resident with Three Seasons. CAMS will also send out a reminder letter for insurance polices for Deerfield and send updated Status Report on collections on 6/1/09 and when they exit association.

MOTION TO:	Sign 3 Season's Lawn & Landscape, Inc. Storm Emergency Pre-Authorization Form
MADE BY:	Linda Helmtoller
SECONDED BY:	Margarida Wainraich
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 motion PASSED

XII. RESIDENT INPUT ON NON-AGENDA ITEMS:

Questions on website, if comments from last meeting were in the minutes about fatal error messages when you log onto the HOA website. There was a request for a copy of CAMS E&O Policy. Deerfield comments were to be discussed after the meeting adjourned. CAMS was asked to inquire on whether a master controller could be installed in Deerfield instead of each owner having their own timer.

CAMS ACTION ITEMS: Listed in these minutes.

ADJOURNMENT

MOTION TO:	Adjourn meeting at 8:30pm
MADE BY:	Linda Helmtoller
SECONDED BY:	Margarida Wainraich
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 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: Brian Howell, LCAM, Community Manager

Attested by: Margarida Wainraich, Secretary