

WILDERNESS LAKE PRESERVE HOA

Tuesday, June 23, 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, June 23, 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, June 23, 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 May 19, 2009 BOARD MEETING MINUTES:

MOTION TO:	Approve the Minutes from the May 19, 2009 Board Meeting
MADE BY:	Margarida Wainraich
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULT:	Call to Vote: 7/0 Motion PASSED

V. RESIDENT INPUT ON AGENDA ITEMS:

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

VI. COMMITTEE REPORTS:

A. ARC:

The committee discussed issues with incomplete applications being forwarded to the committee for approval. They also spoke on sending email notifications to meet the 30 day requirement. Linda Helmtoller mentioned that it would be a good idea for Rampart Properties to meet with the ARC chair to go over procedures to ensure that all parties understood the application process.

VI. COMMITTEE REPORTS – CONT.

B. DEERFIELD COMMITTEE:

MOTION TO:	To Remove Linda Helmtoller and Appoint R. Scott Diver as the Deerfield Representative
MADE BY:	Linda Helmtoller
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULT:	Call to Vote: 7/0 Motion PASSED

Deb Murphy provided the committee report from the June meeting. A copy will later be provided to Linda Helmtoller. Deb also informed the Board about the tree removal project. The Board asked for any reports and estimates that the committee has received from 3 Seasons and from Pasco County. The Board also stated that any requests for vendor meetings need to be approved by the Board.

C. FINING COMMITTEE:

MOTION TO:	Remove Michele Dowler and Judy Tipton from the Committee
MADE BY:	Linda Helmtoller
SECONDED BY:	Margarida Wainraich
DISCUSSION:	None
RESULT:	Call to Vote: 7/0 Motion PASSED

There was no Fining Committee Report given. The next hearing is scheduled for July 7, 2009.

VII. PRESIDENT'S REPORT:

President welcomed Rampart Properties to the meeting. She reported that the audit would commence once the files have been picked up from Rampart Properties. She also reported that the Reserve Study would be completed in August.

VIII. MANAGER'S REPORT:

The Board reviewed the management report provided by CAMS.

IX. FINANCIALS- MAY 31, 2009

A. ADOPT NEW COLLECTION POLICY FOR RAMPART:

MOTION TO:	Adopt the new collection policy for Rampart to reflect the Pre-Lien charge of \$47.00 and Attorney turn over charge of \$35.00
MADE BY:	Linda Helmintoller
SECONDED BY:	R. Scott Diver
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 motion PASSED

- B.** Rampart Properties confirmed that they will send Pre-Lien letters as soon as possible on all delinquent accounts once they have received the final financials from CAMS.
- C.** Linda Helmintoller confirmed that a credit was received from CAMS for the charge in error for the Second Annual Mailing on June 1, 2009 invoice for \$3,396.24.
- D.** Kate Patterson and Wendy Stahl presented the problems they were having in matching the information that CAMS sent to the board with the financials and with the lien requests with the attorneys. It was noted that Rampart will assist the Board in the tracking of the Pre-Liens that are sent out.

E. Payment of PACA Membership Renewal and Becker and Poliakoff Invoice

MOTION TO:	Renew PACA Membership \$50.00 and Pay Becker and Poliakoff Invoice for May 2009 and charge \$489.74 to the Master and \$216.00 To Deerfield.
MADE BY:	Linda Helmintoller
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 motion PASSED

X. CONTINUED BUSINESS

A. WARRANTY DEEDS:

Linda Helmintoller reported that the Warranty Deeds for the 2 parcels in Deerfield ownership are in the process of being transferred from the CDD to the HOA.

X. CONTINUED BUSINESS – CONT.

B. PAINTING OF WATER’S EDGE FENCE:

MOTION TO:	Approve the Proposal from Visual Enhancements for \$1,200.00 to paint the fence in Water’s Edge
MADE BY:	Linda Helmtoller
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 motion PASSED

C. LIABILITY INSURANCE BREAKOUT OF CHARGES BETWEEN THE MASTER AND DEERFIELD:

Rampart Properties was asked to have the Master account credited in the amount of \$3,013.37 to be charged to Deerfield for their portion of the liability policy.

D. VILLAS OF DEERFIELD UPDATE ON MAINTAINING/REPLACING LAWNS:

The attorney opinion was reviewed and discussed at length. Kelly Moran of Rampart Properties suggested that the Board adopt a policy for sod replacement in Deerfield.

MOTION TO:	Table the issue until Rampart provides a draft for a sod replacement policy for Deerfield.
MADE BY:	MargaridaWainraich
SECONDED BY:	John Johannessen
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 motion PASSED

E. RESERVE STUDY:

Allen Senel again reported that the Reserve Study is in process and should be completed in August.

XI. NEW BUSINESS

A. CDD BANNED SWIMMING/DIVING/JUMPING OFF DOCKS-POSSIBLY ADOPT FOR WATER’S EDGE:

MOTION TO:	Ban swimming/diving/jumping off the Water’s Edge Dock
MADE BY:	Linda Helmtoller
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULTS:	Called to Vote: 6/1 motion PASSED MargaridaWainraich was opposed.

XI. NEW BUSINESS – CONT.

A. CDD BANNED SWIMMING/DIVING/JUMPING OFF DOCKS-POSSIBLY ADOPT FOR WATER’S EDGE:

Rampart Properties was asked to obtain three proposals for two signs: One on a post for the street and a smaller one to attach to the dock itself that state NO swimming, diving or jumping allowed. Signs to be posted in Water’s Edge.

B. ABANDONED LOTS IN GATED COMMUNITIES AND 3 SEASON’S ESTIMATES FOR MULCHING IN THE GATED COMMUNITIES:

Rampart Properties was asked to obtain proposals for mowing the abandoned lots in the gated communities, to get competitive bids for mulching the gated communities and to get new proposals for all lawn maintenance in the gated communities. Rampart was also asked to notify the builders in Nature’s Ridge and Water’s Edge (Bayfair & Hanna Bartoletta) to mow their lots and remove the debris.

C. COLONIAL BANK CONCERNS

Kelly Moran spoke to concerns about Colonial Bank’s future. She stated Rampart monitors all their properties operating and reserve account balances to ensure they are below the \$250,000.00 FDIC Limit. She further stated that she is unaware of anyone that has ever lost money that was under this limit due to the banks insolvency.

XII. RESIDENT INPUT ON NON-AGENDA ITEMS:

Questions regarding parking violations. Allen Senel noted that he is putting parking violation stickers on the vehicles and having them towed after 24 hours. It was also noted that towing can be done in the gated communities but not in the non-gated because the roads are County roads.

Fining Committee Appointment of two Additional Members:

MOTION TO:	Appoint Donna Ryan and Marilyn Ungaro to Fining Committee.
MADE BY:	Linda Helmtoller
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULT:	Called to Vote: 6/1 motion PASSED Wendy Stahl was opposed.

XIII. 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: Gina Blackstock, Director of Management Services

Attested by: Margarida Wainraich, Secretary