

WILDERNESS LAKE PRESERVE HOA

Tuesday, July 21, 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, July 21, 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, July 21, 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 and Margarida Wainraich.

IV. APPROVAL OF JUNE 23, 2009 BOARD MEETING MINUTES:

MOTION TO:	Approve the Minutes from the June 23, 2009 Board Meeting with changes
MADE BY:	Linda Helmtoller
SECONDED BY:	Scott Diver
DISCUSSION:	None
RESULT:	Call to Vote: 7/0 Motion PASSED

V. RESIDENT INPUT ON AGENDA ITEMS:

Residents discussed mulch wash out, storm drains, foreclosures and renting of homes, and signs for the Water's Edge dock.

VI. COMMITTEE REPORTS:

A. ARC:

The committee minutes were provided to the Board in their meeting books. Linda also noted that Dennis Dawes had volunteered through the website for the ARC committee, and had attended the recent ARC meeting.

MOTION TO:	Appoint Dennis Dawes to the ARC Committee.
MADE BY:	Linda Helmtoller
SECONDED BY:	Allen Senel
DISCUSSION:	None
RESULT:	Call to Vote: 5/2 Motion PASSED (Patterson and Stahl Voted No)

VI. COMMITTEE REPORTS – CONT.

B. DEERFIELD COMMITTEE:

Deb Murphy was not present at the meeting and the report was given by Harvey Yaslowitz. It was noted that there was going to be a meeting on July 29th in which the repainting of the Villas would be discussed and final colors would be selected. The colors would be presented to the Board and ARC Committee for approval. It was also suggested to have the members of Deerfield vote on this issue before any painting takes place. In addition, the Reserve Study should give a clear picture on the life of the paint and when the project should commence. The Reserve Study should be completed in August.

Scott Diver also reported that the committee met with Pasco County regarding the live oak tree removal. It was agreed that more research is needed and that the CDD may also need to be involved. Mr. Diver will be heading this project.

The storm drains were also discussed. There are two drains that need to be cleaned out because they are not draining properly when it rains. Betty Valenti noted that there had been a similar situation in Lakewood Retreat and that the County came out and took care of it.

Linda Helmtoller advised that she and Gina Blackstock of Rampart Properties were meeting with 3 Seasons on Thursday July 23rd to discuss issues with the landscaping in Deerfield and address recent complaints received by the HOA.

There was a complaint regarding teens hanging out at the pool. Scott Diver suggested calling the police if anyone witnessed issues at the pool.

It was discussed and decided that the Deerfield Committee Meeting minutes should be posted on the website.

C. FINING COMMITTEE:

The report from the July 7, 2009 committee meeting was reviewed by the Board and was provided in the Board's meeting books. No action was needed.

VII. PRESIDENT'S REPORT:

Linda Helmtoller did not present a report.

VIII. MANAGER'S REPORT:

Gina Blackstock presented the management report. A copy was provided in the meeting books for the Board of Directors. The Board asked Gina Blackstock to check with Mr. Mankin's office to obtain a monthly status report on the accounts that he is collecting on. Gina Blackstock was also directed to send PDF copies of the financials and inspection reports to all the Board members and bring only two hard copies to the meeting. The board tentatively scheduled a Board Orientation Meeting at the Rampart facilities on Thursday, August 20, 2009 at 6:00 pm.

IX. FINANCIALS- June 30, 2009

A. FINANCIAL INFORMATION PROVIDED BY CAMS

The financials were received from CAMS and were provided to the Board.

B. Rampart Properties confirmed that they will send Pre-Lien letters as soon as possible on all delinquent accounts once they have reviewed the final financials from CAMS.

C. Linda Helmtoller noted that two signers for the CD at Bay Cities Bank need to be appointed and suggested the President and Vice President. Kate Patterson suggested the signers to be the President and Treasurer.

D. Linda Helmtoller asked if the operating accounts with Mutual of Omaha Bank had been closed and noted that there was still money in the Master and Deerfield's account.

X. CONTINUED BUSINESS

A. RAMPART POLICY FOR HOA RESPONSIBILITY PER THE DCCR'S:

Rampart provided a draft policy for the Board's review regarding the HOA responsibility for the Villas of Deerfield. No action was taken.

B. VILLA OF DEERFIELD UPDATE ON MAINTAINING OR REPLACING LAWNS:

MOTION TO:	Acknowledge the HOA's Responsibility to replace dead or dying lawns within Deerfields as and when necessary.
MADE BY:	Allen Senel
SECONDED BY:	Linda Helmtoller
DISCUSSION:	None
RESULT:	Called to Vote: 2/5 motion FAILED (Wainraich, Patterson, Diver, Stahl, and Johannessen voted no)

C. AUDIT UPDATE:

Linda Helmtoller advised the Board that there were some records missing from the records that were turned over by CAMS, specifically the financial records for 2003, 2004 & 2005. The Board directed management to authorize Becker & Poliakoff to send CAMS and Rizzetta a letter demanding the records.

D. SIGNS FOR WATER'S EDGE DOCK:

It was noted that there was already a sign at Water's Edge dock that could just be changed without purchasing a new sign. Marilyn Ungaro stated the original sign was installed by Signature Signs. The sign currently states "Swim at your own risk. Next line, "No Diving off the Dock." Management was directed to see if Signature Signs could just adjust the swim at your own risk line to state " No swimming or Jumping". It was also decided to purchase a small sign to be placed on the dock facing the lake.

XI. NEW BUSINESS

A. PROPOSALS FOR LANDSCAPING IN GATED COMMUNITIES:

This item was tabled until next month.

B: MULCH ESTIMATES FOR GATED:

Four proposals were provided to the Board for the mulching in the gated communities. No action was taken at this time. It was noted that mulching would be done in the Fall, after the rainy season.

C. TAPE RECORDER FOR THE MINUTES:

MOTION TO:	To purchase a tape recorder to record the minutes not to exceed \$200.00
MADE BY:	Margarida Wainraich
SECONDED BY:	Kate Patterson
DISCUSSION:	None
RESULT:	Called to Vote: 7/0 motion PASSED

XII. RESIDENT INPUT ON NON-AGENDA ITEMS:

Questions regarding the Lakewood Retreat gate opening on the weekends. Owners in Lakewood Retreat will report future incidents to management company. If the problem persists, management will have the override lock changed on the gate.

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