

Gulf Trace HOA
Board of Directors Meeting
December 13, 2011

Meeting called to order at 9:40 am.

Roll Call Members present were Doug Martin, Peter Hadaszy, Tony Toscano, Chuck Tuider, Lynn Dennie, Evelyn Danesi, and Barb Pifko. Bill Agisotelis was absent. Mary Ann Myszkowiak represented Coastal Management.

Approval of Minutes. Chuck Tuider motioned to waive the reading and approve the minutes of the November 15, 2011 board meeting as presented. Lynn Dennie seconded. Board voted unanimously to approve the minutes.

President's Report. Doug reported that we are trying to get the fence for emergency vehicles repaired and also would like to try to get the county to close it permanently. Doug asked the board if they should proceed with the county to get it closed. A motion was made by Lynn Dennie to have the board recommend to the county to approve closing the emergency road on a permanent basis. Pater Hadaszy seconded. Board voted unanimously to approve.

Real Estate Report. Richard Pifko report on the sales from October to December. Fourteen are for sale, one sold, and three are active or under contract.

The board discussed the 3308 Hearthstone trial. Judge gave them 30 days.

There is a pretrial hearing set for 1/19/12 and jury trial set for 3/18/12.for 3239 Glenwood.

Management/Treasurer's Report. May Ann reviewed the finances, correspondence and violations.

Architectural Requests

3351 Glenwood approval for tree removal. A motion was made by Chuck Tuider and seconded by Evie to approve subject to county permits. Motion passed unanimously.

Home on Cross Creek asked for approval for installing a new roof. Lynn Dennie motioned and Barb Pifko seconded. Board voted unanimously to approve.

Architectural Requests Approved.

3601 Covington repainting with colors from the book.
3212 Hearthstone repainting with colors from the book.

Owner of 3934 Pascay Ave. asked for a payment plan on her fees. Board unanimously declined.

Board discussed violations at 3222 Hearthstone. Board voted to hold off on the violations until January.

Committee Reports.

Code Compliance. Board discussed in Manager's Report.

Grounds. Chuck spoke to a homeowner about hitting the gate. We have not forgotten about the fence. The

homeowner is aware of the make of vehicle that hit it but did not call the police.

AmeriPride has not responded to Chuck and he let them know of his displeasure.

Sainsbury finished zones and checked those that are still stuck in the upright position and will fix.

There are no lights on the north side of the boulevard. The electric company tried to find a new set of lights.

Chuck will call Chad Jackson about painting the short wall on Gulf Trace Boulevard.

Ponds. Barb reported that the ponds were stocked with carp. Need new signs adding "Violators Will Be Prosecuted.." She is looking into having pond 7 scrapped or dredged. Troy from Aquatics would like to speak about this issue. This will be put on the January agenda. Jason has been out regularly.

Communications. Barb reported on how many hits the site had and which areas had the most traffic.

Unfinished Business.

Legal update on Violations & Collections. Board discussed in the Manager's Report.

Rules & Regulations. Barb is working on the update.

New Business

No New Business.

Being no further business, upon a motion by Chuck Tuidor and a second by Lynn Dennie the meeting was adjourned. The meeting was adjourned at 11:00 am.

Minutes submitted by Management

Lynn Dennie, Secretary