

Gulf Trace HOA  
Board of Directors Meeting  
May 10, 2011

Meeting called to order at 9:37 am.

**Roll Call** Members present were Doug Martin, Tom Prior, Bill Agisotelis, Lynn Dennie, Kathy Despota, Chuck Tuider, and Barb Pifko. Tony Toscano and Tom Peters were absent. Mary Ann Myszkowiak represented Coastal Management.

**Approval of Minutes.** Tom Prior motioned to waive the reading and approve the minutes of the April 11, 2011 board meeting. Bill Agisotelis seconded. Board voted unanimously to approve the minutes.

**President's Report.** Doug will address issues as they come up.

**Treasurer's Report.** Tom Prior reported.

**Manager's Report.** Mary Ann reviewed correspondence received from attorney.

Mary Ann discussed with the board the violations. 3130 Westridge has a dead palm tree in yard. Board asked for a letter to be sent giving the owner 48 hours to get rid of the tree or the Association will remove it and charge.

The following owners have not fixed the violations after receiving the attorney's letter: 3130 Westridge, 3641 Covington, 3130 Sandhill, 2842 Woodrose and 3308 Hearthstone. Board voted to proceed with the next step.

Mary Ann reviewed the attorney's letter regarding Ameri Pride billing for pest control along the boulevard. Board stated that they have no evidence that work was done and that there are a lot of weeds down the boulevard.

Board is foreclosing on a judgment with 2736 Brambleridge.

**Architectural Requests.**

3333 Glenwood new mailbox, new flower box and pavers on walkway. A motion was made by Bill Agisotelis to approve. Kathy Despota seconded. Board voted unanimously to approve.

A motion was made by Tom Prior to accept all mailboxes with approval of the board prior to installation. Kathy Despota seconded. Board voted six for with one abstention (Barb Pifko)

4026 Ashley remove and repair existing fence with shadow box PVC. A motion was made by Kathy Despota to approve. Lynn Dennie seconded. Board voted unanimously to approve.

3529 Covington repainting of house with same colors. Doug Martin motioned and Tom Prior seconded. Board voted unanimously to approve.

Board discussed the recent activity at 2813 Amberley. The owners of the property were foreclosed on and they were living there temporarily. They have moved out today. Furniture has been removed but a vehicle is still parked in the street.

## **Committee Reports.**

**Code Compliance.** This was discussed earlier in the meeting.

**Real Estate.** Kathy Despota reported that there was two closings in 30 days. There are three homes under contract, one short sale with seven still active.

**Grounds.** Chuck Tuider reported that the hole in the wall has been repaired still waiting for the landscaping to be fixed. He discussed the County coming out and using a back hoe on the area between Gulf Trace Boulevard and Aloha Gardens. There are drainage issues here and after they did the work they resodded the area

He reported on the new street that is being built. There will not be any street lights on the street.

The irrigation contractor for the county has put the pipe under the ground.

**Ponds.** Barb Pifko reported that Jason from Aquatics has been leaving the pond reports with her and is working to get the ponds in shape. He will be out three times this month because of the algae increase. Also has been in touch with the local representative.

Board discussed the petition from three owners regarding dredging of some ponds. Barb stated that Troy said that this should be done in the dry season and asked that this be put back on the agenda after November.

Chuck addressed the board about the property lines. Trees are over hanging the pond. Doug stated that it would be a practical matter even though we are not required to have these limbs cut to do it. A motion was made and second to trim the branches hanging over the pond. Six voted yes and one board member abstained (Chuck Tuider). Ameri Pride will be doing the work.

Board reported that the perimeter ponds need to be dredged and need to budget for them next year.

**Police.** Tom Prior distributed the monthly report. He reported that there has been a lot of traffic stops. We are seeing a lot of police presence.

**Communications.** Barb spoke with John and he did not want to share access to the web site. Barb will become the administrator. John did update the website. She will clean up the tabs once she has access.

## **Unfinished Business.**

**Update Legal.** Board discussed in the Manager's Report.

**Ameri Pride.** Board discussed in Manager's Report.

**Website.** Barb discussed in Communication Committee report.

**Blvd. Landscape.** They are doing the work this week.

## **New Business**

**Summer Recess.** The board will recess the meetings for June-July and August but will continue to communicate via email.

Being no further business, upon a motion by Doug Martin and a second by Tom Prior, the meeting was adjourned at 11:25 am.

Minutes submitted by Management

Lynn Dennie, Secretary