

Gulf Trace HOA  
Board of Directors Meeting  
November 15, 2011

Meeting called to order at 9:30 am.

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

**Approval of Minutes.** Barb Pifko motioned to waive the reading and approve the minutes of the October 11, 2011 board meeting as corrected. Chuck Tuidor seconded. Board voted unanimously to approve the minutes.

**President's Report.** Doug reported that the past due amounts of legal work totaled was \$2500, however, Mary Ann received an email from Bush Ross and they have researched their bills and the outstanding bills now total \$38.58. We will be paying this and consider this payment as payment in full.

**Management/Treasurer's Report.** Mary Ann gave the report as of October 31, 2011. There are two current court cases Lot 114 Glenwood and 3130 Westridge. Association is going after legal fees for 3641 Covington.

There is a question about a home on Cross Creek will be repairing or replacing their roof. Doug to check with Tom Prior

A letter from the owner of 2842 Woodrose was received asking for an extension to fix the lawn. The board agreed to an extension until April 30, 2012.

**Architectural Requests Approved.**

2801 Southfield approved replacing the side entrance door as submitted.  
2820 Summervale approved painting of garage door  
4026 Ashley repainting fence same color as home

**Committee Reports.**

**Code Compliance.** Board discussed in Manager's Report.

**Real Estate.** Rich Pifko will give the monthly report.

**Grounds.** Chuck reported on the irrigation repairs done by Sainsbury Irrigation for a total of \$3165.30. Board discussed the repairs and replacement of sprinkler system. A motion was made by Barb Pifko to approve the repairs and Tony Toscano seconded. Board voted unanimously to approve. Board discussed the sprinklers that the County took out.

**Ponds.** Barb Pifko stated Pond 7 needs dredging and asked with help on the pond committee.

**Police.** No report.

**Communications.** No report.

**Unfinished Business.**

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

**Rules & Regulations.** Barb is working on the update.

Doug reported that one of the diseased cedar trees on Gulf Trace Blvd. will be replaced.

Barb stated that the lawn company is blowing the grass clippings into the flower beds. They should be blowing the clippings into the grass. Also they should be raking the pine needles and picking up the trash prior to cutting. Fallen tree branches are being thrown back into the planter beds rather than being picked up. A letter will be sent to AmeriPride.

**New Business**

**New Lawn Pest Control Service.** The Board cancelled AmeriPride's contract and got a bid from K Johnson's Lawn and Landscaping for \$5,100 a year. A motion was made by Barb Pifko to approve the contract. Tony Toscano seconded. Board voted unanimously to approve.

**Reorganization of Board.** A motion was made by Barb Pifko to nominate Doug Martin as President. Tony Toscano seconded. Board voted unanimously to approve. A motion was made by Doug Martin to nominate Chuck Tuidor as Vice President. Bill Agetelis seconded. Chuck will also stay on as chair of the grounds committee. Board voted unanimously to approve.

Board approved Lynn Dennie to stay on as secretary. A motion was made by Doug Martin to nominate Evie Danesi to serve as treasurer. Peter Hadaszy seconded. Board voted unanimously to approve.

Mary Ann stated that there are additional colors in the Association's home color paint book

Peter discussed the broken sidewalk at 3008 Hearthstone. He was advised that the sidewalk is the homeowner's responsibility.

Being no further business, upon a motion by Chuck Tuidor and a second by Tony Toscano the meeting was adjourned. The meeting was adjourned at 11:14 am.

Minutes submitted by Management

Lynn Dennie, Secretary