

Gulf Trace HOA
Board of Directors Meeting
October 11, 2011

Meeting called to order at 9:42 am.

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

Approval of Minutes. Barb Pifko motioned to waive the reading and approve the minutes of the September 2011 board meeting. Tom Prior seconded. Board voted unanimously to approve the minutes.

President's Report. Doug reported that they will be replacing the diseased cedar tree. He has also become aware of some outstanding legal bills from Bush Ross from 2007. He will meet with their representative to go over the bills.

Treasurer's Report. Mary Ann and Tom Prior reviewed the finances. Tom will check into the BB&T accounts and 5/3 Bank.

Manager's Report. Mary Ann reviewed the violations. Tom Prior will talk to the owners of 3618 Cross Creek about their roof. The board agreed to send 3147 Sandhill to the attorney for code violations.

Architectural Requests Disapproved.

3429 Woodmuse colors not in book Denied 9/20/11

Architectural Requests Approved.

3429 Woodmuse resubmitted colors from the book on 9/29/11 and were approved

Tom Prior met with Jim from Sherwin Williams and they have now added 18 more colors. They added some pinks and black that was missing from the book.

Committee Reports.

Code Compliance. Doug and Mary Ann are going out monthly without Lynne.

Real Estate. Kathy dropped off her report to Doug who gave the report. Two homes sold, three are under contract and ten are listed for sale.

Grounds. Chuck reported on the sod along the boulevard that was replaced. They received three estimates and five contractors were called. He had bids that ranged from \$14458 to \$12340. He also had a bid for \$9800 with no guarantee. A motion was made by Tom Prior to approve the Gladiator Sods bid for \$12,340 with a 30 day guarantee. Doug Martin seconded. Board voted unanimously to approve.

The bushes by McDonalds along the boulevard are hanging in the street. McDonalds maintains these bushes.

Chuck had new signs approved at the last meeting.

Ponds. Barb Pifko reported that ASI was out two times this month. Owner by Pond 1 is complaining about the maintenance. ASI is hitting it hard with a special chemical. It will take awhile to respond. Owner to get a letter explaining the process to him about the ponds.

Chuck discussed the Pond 7 drainage.

Police. Tom Prior distributed the monthly report.

Communications. Barb reported that from September 11 to October 11 there were 638 visits to the web site.

Unfinished Business.

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

Budget 2012. Board reviewed. Chuck stated that he was meeting with Harry from K. Johnson Lawn service to discuss the pest control.

A motion was made by Chuck Tuider to repair the Island and Southside of the boulevard sprinkler system by Sainsbury for \$4500. Tom Prior seconded. Board voted unanimously to approve.

Rules & Regulations. Board is working on updates.

New Business

Painting of the Edgewood Wall. Board discussed. The wall was painted two years ago. They have received three recent bids to repaint. Board felt all it needed was to be pressure washed. They also need to raise the trees because it causes mold and mildew on the wall. A letter will be sent to Edgewood explaining the board's position.

Annual Meeting will be held on November 9th (2nd Wednesday of the Month) and the regular meeting will be the 3rd Tuesday of November. There are 3 positions open. One owner, Peter Hadaszy) volunteered to be a director. Still have 2 openings.

Being no further business, upon a motion by Tom Prior and a second by Doug Martin the meeting was adjourned. The meeting was adjourned at 11:05 am.

Minutes submitted by Management

Lynn Dennie, Secretary