

Gulf Trace HOA
Board of Directors Meeting
September 15, 2011

Meeting called to order at 9:30 am.

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

Approval of Minutes. Kathy Despota motioned to waive the reading and approve the minutes of the May 10, 2011 board meeting. Tom Prior seconded. Board voted unanimously to approve the minutes.

President's Report. Doug stated that they have issues with the County when putting in the new road. Explained the time lines. They have a bid from Sainsbury to repair the sprinklers on the one side of the road that were damaged by the county. Board discussed. Kathy Despota motioned to accept the bid. Tom Prior seconded. Board voted unanimously to approve the bid.

Treasurer's Report. Tom Prior reported. A motion was made by Chuck Tuider to accept the report. Kathy Despota seconded. Board voted to approve.

Manager's Report. Mary Ann reviewed the violations and the Architectural reports.

Architectural Requests Approved.

2923 Windridge Dr. painting of exterior of the house
2933 Windridge Dr. Pavers
3231 Glenwood Cir. New roof
2933 Windridge Dr. Flag pole and new mailbox
2813 Brambleridge straightening small curved area on driveway
3029 Summervale installed hurricane shutters
3340 Hearthstone painting of house
3519 Woodmuse repainted trim
3136 Sandhill Enclosed lanai
3629 Nettle Creek replaced windows

Committee Reports.

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

Real Estate. Kathy Despota reported that eight homes are on the market. Two are short sales and three are under contract.

Grounds. Chuck reported that the reconfigured road is now called Camry. He had a bid for replacing the sod between Windridge to the school by Gladiator Sod for \$12,340. Board will seek other bids. They will need to kill off the old sod before putting down the new.

Tom Peters brought up the Edgewood wall. On the inside of the wall the paint has deteriorated and needs to be painted he has a bid for \$7500. Board will seek two more bids. Item was tabled.

Ponds and Communications. Barb Pifko's report is attached. It was discussed getting new signs for around the ponds that they will prosecute if someone is caught fishing in the ponds.

Police. Tom Prior distributed the monthly report.

Unfinished Business.

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

New Business

Tree Trimming. Doug stated that in May the Board voted to get bids to cut some Oak trees and Pepper trees. The bid was for \$4000 by AmeriPride. A motion was made by Chuck Tuidier to ratify the approval of the bid. Kathy Despota seconded. Board voted unanimously to approve. It was also reported that the County dredged along the fence on Gulf Trace Blvd.

Lawn Contract. Board discussed the AmeriPride's spraying contract. The Board agreed that they were not satisfied with the spraying portion. A motion was made and seconded to cancel the spray contract and seek other contractors.

Budget 2012. Board will review and discuss in October.

Rules & Regulations Update. Board will discuss in October as Barb Pifko was working on this.

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

Minutes submitted by Management

Lynn Dennie, Secretary