

CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC.

BOARD MEETING MINUTES

March 15, 2018

The meeting was called to order at 7:00PM.

Meeting was properly noticed, and quorum was established.

Present: Mike Brooker, Monica Sykes, Melissa Hale, Alan Camp, Liza Karecki

Property Manager: Dawn Bringe, Not Present

Approval of Minutes

Minutes from February 15, 2018 were submitted. Monica made motion to approve, Alan seconded.

Minutes were unanimously approved.

Financial Report

Monica reports that as of, 2018 balances as follows:

Cash Balance: \$366,618 including Operating and Special Assessment accounts

Operating Balance: \$157,413

Assessments Balance: \$209,205

Mike commented that the receivables have been holding pretty steady.

Late fees to be assessed beginning in March.

Unfinished Business

1. ARC Committee: Rob Olson reports. ARC would like to streamline the process of communicating with the committee, thus cutting the response time for approvals. Residents would print forms directly from website. Jeanette expects entrance sign to be installed tomorrow.
2. Social Committee: Melissa reports. St. Patrick's Day party was a big hit. Thank you to Dennis Panars for providing entertainment. Upcoming events are Memorial Weekend Float Up at Three Rooker and Fourth of July.
3. Additional Board Members: Mike reports that we are always looking for more volunteers.
4. Structural repairs: Mike reports. As of now we are done with all structural repairs. What is left is siding, stucco, and paint. South side of Drake is to be finished 3/16. Next paint: Luke and Dyann's building.
5. Roofing: Mike reports. Contract signed and scheduled to start mid-April. We have also contracted with an independent adjuster to get more insurance for roof repairs. This is a commission-only endeavor.
6. Termite tenting: Mike reports. Building on Duchess moved to May. Hanover tenting (Bollinger) is scheduled to be tented April 25th.
7. Crime Watch Program: Mike reports. Pinellas County Deputy came for meeting with community. There have been several minor incidents that have been handled efficiently. Brian McGinnis, Karin Daley, and Karen Olsen will make up the Committee. As part of this program, we have signed off for PCSO to have authority to enforce trespassing without asking anyone. Any person on property who is not a resident or guest can be prosecuted for trespassing. Mike also reported the increase use of drones over the neighborhood by realtors. **Melissa will contact Laurie about putting friendly notice on our website to realtors that our community is not in favor of the use of drones.** Mike is inquiring with Pinellas County Sheriff's Department to find out if this is illegal or not.
8. Tree removal: Two residents have agreed to split the cost with the HOA of the trees that were removed. Thank you to those residents. Palm tree trimming has not been contracted; goal is for this to be done around April or May.
9. Monica asked about the repairs for the irrigation system that occurred during dock repairs by individual dock owners. **Mike will follow up with Dawn on this.**

New Business

1. Mike reports. We received documents from lawyers regarding the previous discussion of changing the by laws regarding the number of rentals. Alan reported that the attorney recommends 20 max of renters. Alan suggests we reduce this over time to 10 units. Regarding previous discussion about instituting a moratorium on rentals until we get the docs changed: we cannot do that until the by-laws are changed. Attorney also recommended a one-year lease minimum and a 2-year ownership minimum prior to approval to rent the property. To amend the by-laws requires 50% of owners present and 2/3 of voters must approve the amendment. We are working with the attorney and get the language put together. **Melissa will generate a survey to get feedback from the community.**
2. Rob Olson mentioned these are single-family dwellings. There should not be owners renting out rooms or having more than one family per unit. Liza reminded that if cars are found that are not registered with community, the car can be towed.
3. Termites: Attorney says that we have no recourse to force unit owners to tent if the majority of owners in the building want to tent. In addition, the attorney says all termites are the responsibility of the owner to treat. Mike believes this is incorrect. The latest revision of our documents state that the board can bill the noncompliant owners if the majority of owners in the building decide to tent. **Mike will go back to attorney to clarify this information.**

There being no further business to be discussed, it was moved by Liza, seconded by Monica and carried with a 5-0 vote to adjourn: Meeting adjourned at 8:05 PM.

Respectfully submitted, Melissa Hale – March 21, 2018.