

WATERLEFE MASTER PROPERTY OWNERS ASSOCIATION, INC.  
995 Fish Hook Cove  
Bradenton, FL 34212

BOARD OF DIRECTORS MEETING  
Wednesday, April 25, 2018 at 2:00 p.m.  
Held at the River Club

MINUTES

1. OPENING

a. Call to Order, Roll Call, Establish Quorum

President Bob Griswold called the meeting to order at 2:00 p.m. Board members present were Jodi Carroll, Chuck Gregory, Tom Werner and Dik Hall. A quorum was present.

b. Notice of Meeting – Notice of the time and date of the meeting was posted as required by our covenants and state law.

2. HOMEOWNER COMMENTS

a. Mike Jacobs stated that as part of the CDD Landscape Committee, he has been working on the lights at the entrance of the neighborhood and on the monuments. He wished to thank Jeff Dieter and Bill Shopovick for their assistance in this project.

b. Bob stated that the board has worked on a 5-year plan for repairs. As to controlling noseums, Mark Latham, Director of Manatee Mosquito Control, will address the meeting upon his arrival.

3. APPROVAL OF OUTSTANDING MINUTES

a. Bob moved, seconded by Chuck, to approve the minutes from the MPOA Board meeting on March 28, 2018. **The motion passed unanimously 5-0.**

4. BOARD DISCUSSION

a. Our Comptroller, Bob Davis presented 4-page report showing reserve revenue, reserve expenses, anticipated expenses in budgets for the next 5 years. He stated that it is a living document to be used for planning. The Finance Committee will use this report. Reserve contributions can be adjusted according to needs.

b. Bob Griswold stated that Shop is looking at alternatives to solve the erosion problem at the Pointe: either the use of riprap or the planting of mangroves. There is 500 feet of perimeter around the Pointe, and the expected cost of erosion control is \$40,000 this year and \$40,000 next year. Shop will get drawings with proposals.

5. MOTIONS FOR APPROVAL

a. Bob stated that on Sunday, May 6, a group of homeowners will host the second annual pool party for the MPOA staff and their families. Donations will cover the cost of game prizes, gift bags and some of the refreshments. The MPOA will fund the food truck, desserts and the remainder of the refreshments. The food truck charges \$10++ per person. Bob moved, seconded by Dik, that the MPOA Board approve the amount of not to exceed \$1,700 in expense funds to support the staff picnic. **The motion passed unanimously 5-0.**

b. Bob stated that wood in the pool pergola has deteriorated beyond repair and the pergola will be removed soon as an in-house project. The Amenities Committee will address its replacement. The only significant expense is rental of a dumpster to haul the wood away. He then moved, seconded by Tom, that the Board approve \$600 in reserve funds for Property

Management to rent a dumpster to remove the wood from the pergola. **The motion passed unanimously 5-0.**

c. Bob stated that pool users want “noseeums” eliminated as soon as possible. A phased approach will be undertaken to attack these biting insects. First step is to expose their breeding grounds by cleaning out the land between the pool and the edge of the Manatee River. Bob moved, seconded by Tom, that the Board approve \$1,400 in expense funds for Green Thumb to trim and remove underbrush between the back wall of the pool and the Manatee River. **The motion passed unanimously 5-0.**

d. Bob continued by stating that a manual spray each AM to reduce noseeums has been going on for 13 days. Effectiveness will be measured by feedback from pool users. He then moved, seconded by Tom, that the Board approve not to exceed \$500 in expense funds to procure needed supplies and spray equipment. **The motion passed unanimously 5-0.**

e. Bob stated that the wooden pier near opposite the entrance to Property Management is an eyesore and closed because portions of it are unsafe. Total length is about 245 feet. There is a plan is to remove the deteriorated 125 feet over the water and repair the inner 120 feet. It will still extend well beyond the mangroves and provide great viewing for wildlife and sunsets. This will be an in-house project with labor hired to help with disassembly and to transport the discarded wood to rental dumpsters. He then moved, seconded by Tom, that the MPOA Board approve the amount not to exceed \$6,450 in reserve funds for the repair plan described above. The costs include a dumpster, lumber, stainless steel screws and various other supplies. **The motion passed unanimously 5-0.** It was added that Shop is still looking for an appropriate site for a fishing pier.

#### 6. MPOA FINANCIAL UPDATE

Chuck Gregory reported that total revenue for the month of March was up over 7% compared to budget. Total revenue less expenses was about \$2,000 for March and year to date revenues less expenses is over \$73,000. Cost of goods sold is up about 4% for the month over budget but is over for year to date less than a half a percent. This item is up because business is up, which is good.

Bob Davis presented the Aged Owner Balances for the month. The total outstanding is \$27,301 which is a very low number, and he congratulated Property Management for a great job in this regard. Over \$9,000 of this amount is a property with a payment agreement. About \$5,000 is a property in bankruptcy and in foreclosure. Tom stated that foreclosure is good for us as the mortgage company will pay most of the moneys owed and the property can be sold to a new owner.

Chuck then covered the Cash Statement as of March 31, 2018. We have \$158,972.91 in our operating accounts, \$292,674.65 in our reserve accounts, for a total of \$451,647.56, which is a strong cash position. There is a total principal balance on our construction loans of \$469,012.17. \$179,000 has already been paid down, and we pay \$6,000 monthly.

#### 7. RIVER CLUB MANAGEMENT AND FINANCE REPORT

Dik Hall reported that the River Club served 3,713 people last month, a 3% increase from March 2017. The Tiki Bar did very well during spring break this year, cost of goods sold are at a very low 37%, and Dik congratulated Jen on a great job. He reported that Jen needs new tables for the Bistro, and the River Club is getting a new app for ordering. Hal will be here part of the time this summer and there will be two wine dinners, a monthly wine tasting, and Happy Hour all night Thursdays. The wine tasting will be on Saturday nights and cost \$5. Burger Night will move to Thursday for the summer and there will be bingo every month.

Speaker Mark Latham arrived and spoke to the meeting. He discussed the problem of noseums and received information regarding what is being done presently. After a general discussion of the problem and possible solutions, it was decided that he will look at the exact formula of what is being sprayed now and make a recommendation if he thinks it should be changed. He stated that a barrier treatment is the best way to reduce the problem, which would need to be applied every one to two weeks. He added that big fans will help, but really nothing will eliminate the problem.

## 8. PROPERTY MANAGEMENT REPORT

Rita reported that three mailboxes have been demolished. Two were paid for by the people who hit them, and one is still to come in. Backflow checks continue. This year there have not been many repairs needed. The villas will continue with the rejuvenation cut and fertilizer for the next month.

## 9. COMMITTEE UPDATES

a. Activities. Bobbie Griswold reported that plans are complete for next season. There will not be a band for New Year's. There will be more dances. Rocket Man for two nights and the Divas will be back next year.

b. Amenities. Janice Ritchie stated she has received good feedback on the sound dampening that was installed in the bar. Her committee is looking into expanding the Tiki Bar, putting in smaller stools to make more room. They are also investigating upgrading the fitness center, providing more security at the pool, and adding more amenities for year-round residents.

c. CATV. Jodi began by expressing her thanks to Jack Ritchie and this committee for all the hard work they did in getting the new contract with Spectrum signed. Jack said that the date the new contract went into effect April 1<sup>st</sup>, residents were advised to call Spectrum to make sure their order is correct. He has been meeting with them weekly. Residents will realize substantial savings from the changeover. He is interested in doing a follow-up survey to get feedback from the community.

d. Communications. Jodi stated that the N2 contract ends in July, and with the new Jonas software we will be capable of doing much more in the way of communication and she may not want to renew the contract.

e. Design Review/Covenant Enforcement. Michaela Valletta stated that her committee met April 19<sup>th</sup>. Several applications for change have been approved and some need more information. The gold-based color scheme is being phased out to keep the neighborhood looking fresh. She then stated that last weekend there were 37 realtor signs displayed and they want to address this. Tom added that sales are up, so we should be careful about pulling back on the realtor efforts. There was a discussion of the community taking over roof cleaning and the pros and cons of that.

f. Finance. Bob Davis reported that the monthly meeting date was moved, nothing additional to report.

g. IT and website. Jodi reported that the new Jonas software program is coming, and the next step is to sort through the website. Barb Lee is helping with this.

h. Property Management. No additional report.

i. Strategic Planning. Bob stated that there was no meeting of this committee for two months. Jodi wants to address every comment from homeowners in the survey, and then there will be presentations to the MPOA Board and CDD Board. They will meet in May.

j. Welcome. Barb Lee stated that there is a lot of movement going on in the neighborhood. Since the Meet and Greet in March she has welcomed 12-15 new homeowners.

10. UPDATES – MPOA BOARD MEMBERS

a. Golf meeting. Bob attended this meeting and reported that there was discussion about new maintenance equipment. They are changing from John Deere to Toro. They are getting mats for the range. The golf course is getting a lot of new members from outside the community.

b. CDD meeting. Jeff attended this meeting and reported that a fun run on the bridge was approved for Saturday, August 25, and there was discussion of the route and supervision that is planned. He also reported that landscaping will begin on the island off the 6<sup>th</sup> hole with removal of a dead tree.

Jack Ritchie stated that Winding Stream needs repaving from the circle to the back gate. Ken Bumgarner, CDD Chairman was in the audience and said that he would have the CDD investigate it.

Ken added that a pedestrian gate will be reinstalled at the back gate and will be operated by your fob. He also added that Medallion has begun road construction in their new development, and Mossy Branch will be the third gate for homeowners by the end of the year. The fountains are off while they are doing electrical work.

11. OLD BUSINESS. None.

12. NEW BUSINESS. Dik brought up the soundproofing, and Janice reiterated the positive feedback she has received in that regard. Dik added that we may need drapery panels also.

13. DIRECTOR COMMENTS. None.

14. ADJOURNMENT. Bob moved for adjournment, seconded by Tom. **The motion passed unanimously 5-0** and the meeting was adjourned at 4:05 p.m.

Respectfully submitted,

Judy Werner