

**Waterlefe Master Property Owners Association  
Meeting Minutes September 22, 2014  
held at the Lefe Room at the Waterlefe Golf Club**

The meeting was called to order at 3:00 p.m. by Secretary Tom Werner who presided over the meeting. Present were Board Members Dik Hall and Mary Lou Kovac. President Franklyn Dickson was present by telephone. Vice President Bill Stasiuk was absent. A quorum was present. All requirements for posting of the meeting were met.

1. Approval of Minutes. Upon Motion by Dik, seconded by Mary Lou, **the Minutes of the August 22, 2014 regular monthly MPOA meeting were approved by a vote of 4-0.** These minutes can be posted on our website.

2. Tom introduced our new River Club manager, Kara O'Neill. Kara started the first week of September.

3. MPOA Financial Update. MPOA Treasurer, Ben Strader, presented his "Treasurer's Report" as of August 31, 2014. Revenues were \$26,351 short of Budget for the month and \$47,741 short for the year. Costs were less than budgeted, \$2,298 for the month and \$15,603 for the year. Payroll was down \$19,655 for the year giving us \$442 operating income for the year to budget. Closure of the River Club due to construction was responsible for the difference in budget predictions. Reserves are \$386,000 per Ben's Report after deductions for the improvements associated with the new addition to the River Club.

4. River Club Financials and Manager's Report. Kara O'Neill gave her first River Club Manager's Report. Business has been light due to the ongoing construction at the River Club. At our last meeting, Jen Milne reported that according to our HVAC contractor, Gator Air, we had an "original" air handler in the Men's Room that needed to be replaced. The Board, by Motion, authorized funds to pay for a new air handler. At Kara's request, Mobil Air, an HVAC contractor working on the addition, looked at the air handler. Mobil Air found that this was not an old unit, it was still under warranty, and Mobil Air offered to repair this unit under a service contract. Dik moved, seconded by Tom to terminate our HVAC service agreement with Gator Air and sign a new service contract with Mobil Air for all seven (7) HVAC units in the River Club for the annual cost of \$1,260. After a short discussion and by **a vote of 4-0 this motion passed.** It will now not be necessary to buy a new air handler.

Kara reported that lights had been installed on the fence around the swimming pool. Replacement of the fence in the fire lane on the East side of the River Club has been completed. Kara is pursuing ways to generate revenue from outside sources. She has registered us with Weddings of Sarasota as a first step to obtain outside revenues. Working with the Amenities Committee, Kara will propose new hours for River Club operations as we will now have both the main dining room and separate bar which may require different hours and additional staffing. Kara needs a new CPU Tower for her computer and we need two new fryers for the kitchen. Dik made a motion seconded by Tom to approve up to \$550 for the new CPU Tower and up to \$1,500 for two new fryers. **By a vote of 4-0 this motion passed.**

Kara is working with Dik on a proposal for new sound equipment in the River Club. The cost may be around \$13,000.

5. Motions for Approval. Mary Lou stated that additional painting is required in the annex. The cost is \$1,300. Payment for the painting can be made from our construction loan. **Upon Motion by Mary Lou, seconded by Tom, the Board by a vote of 4-0 approved up to \$1,300 for the additional annex painting.** Franklyn stated that repairs to the roads in the Shores had been made by Gator Grading and Paving. The cost was well under the original estimate as Gator was in the area with their equipment. Mary Lou moved, seconded by Franklyn, that payment for this road repair be made to Gator Paving in the amount of \$10,159.33, and **by a vote of 4-0 this motion passed.**

Mary Lou reported that due to the different accounting programs used by Escalante and the MPOA, it is necessary to purchase single user software to read our accounting history. State law requires that we have accessible accounting records for the past 7 years. Our Treasurer Ben Strader found the necessary software at Sage Software for the cost of \$799.00. Upon Motion by Mary Lou, seconded by Tom, **by a vote of 4-0 the Board approved spending \$799.00 plus applicable shipping and taxes for the purchase of Sage 50 Quantum accounting software.**

5. Discussion on Special Assessment. As discussed at our August meeting, the Board will consider approving a "Special Assessment" at our October 27, 2014 meeting to cover legal fees not budgeted for the legal action against the Shores residents who have not paid the "Additional Assessment" required by Paragraph 7.2 of the Fourth Supplement to our Covenants. Franklyn stated that he and our attorneys have been working on the Notice that must be sent to all of our members by mail before such a "Special Assessment" can be brought up at our meetings. The Board will be given a draft of this Notice in the next few days and the Notice will be mailed in a timely fashion to comply with notice requirements on special assessments.

6. Property Manager's Report – Rita Cohen. Palm tree trimming in the Villas will start during the 2nd week of October. After the trimming is complete, our landscaper will put down necessary mulch in the Villas. Rita is working on a proposal to improve our landscaping at the River Club and for repairs to the Gazebo. Our two maintenance men have done extensive cleanup at the River Club and Pointe.

Our collection agency Vengroff Williams reported to Rita that the owners of Account #W642 and #W9472 were deceased or by bankruptcy had surrendered the title back to the mortgage company, which in the case of both properties was Chase Bank. Vengroff Williams reports that Chase Bank "is well known for walking from properties and never foreclosing" and recommended that liens be filed on both properties for the large amount of overdue maintenance fees and that foreclosure be pursued. A discussion followed with the Board to address this issue at our next meeting. Rita will request that liens immediately be filed by Vengroff Williams on these properties. Rita discussed the condition of the two abandoned villas, stating that these residences were in disrepair and rodents were evident at W642.

Tom brought up a recent problem with water bills for some properties on Portside Terrace and Foggy Morn which recently had erosion work done on the banks of the pond behind the homes by the CDD. New sod was laid on the banks which required additional watering but someone caused excessive watering resulting in larger than expected water bills and penalties for over water usage. Rita has contacted the county to request reduction in these bills as the county often reduces water bills when the homeowner has not been responsible for the excess water usage. Bill Shopovic of our Property Management Committee has looked into this matter, and Bill reported that Property Management was not involved in the erosion work. About 15 residents have excess water charges ranging from \$100 to \$700, and the county water department has been contacted for assistance. The Board discussed this issue and agreed that more information must be obtained to find out who was responsible for the excessive watering and if the county will reduce the penalties on the bills. There was general agreement that the MPOA will work with the CDD, the CDD contractor and the MPOA villa landscaper to get information and to help homeowners who were overcharged through no fault of their own.

Dik advised the Board that in order to provide entertainment on the pool deck we need to install two (2) 220 amp circuits and outlets at the Gazebo. The cost will be \$1,400. Upon Motion by Dik, seconded by Tom, the Board **by a vote of 4-0 approved spending up to \$1,400 for the necessary 220 amp circuits.**

7. Committee Updates.

a. Property Management-Bill Shopovic. Bill reported that construction on the River Club will be completed by October 25, final inspection will take place on the 27th of October, and if all goes as anticipated, the construction area will be turned back over to the River Club on October 30. River Club

staff will still have interior work to complete such as window treatments, purchase of bar supplies, etc. and the new area should be open on December 6th.

b. Design Review Board/Covenant Enforcement Committee - Tom Werner. The DRB requested that the Board adopt a policy on fruit trees and that this policy be included in the Guidelines for Residential Change for Waterlefe. The DRB proposed that going forward no homeowner may have more than two (2) fruit trees on their property unless specific approval is given by the DRB for more than two (2) fruit trees. These trees shall be in the rear of the residence and not so near to the side of the property line as to encroach on neighboring property. The DRB proposes limiting the type of fruit trees to lemon, lime, orange, avocado and grapefruit. All requests for fruit trees shall be approved by the DRB. The Board wanted to see Minutes of the DRB before considering this request. Keith Wenzel has joined the DRB committee.

c. Boat Lift Committee – Rita Cohen. In conjunction with the new video surveillance system at the River Club, Rita is working to provide a working camera covering the boat lifts.

d. Activities – Dik Hall. No Report.

e. Amenities - Janice Ritchie. The Committee will be providing input on the new River Club hours and will make recommendations for additional changes to the Pointe and River Club landscaping. The Committee investigated adding a Tai Chi class to the fitness center activities. After discussion no action was taken on Tai Chi. Janice also stated that the Committee is looking into a new sign to advertise River Club hours of operation and events.

f. Welcome Committee – Mary Lou Kovac. The Committee will meet in October. Due to the construction in the River Club, the Committee may want to reschedule the Welcome Greeting for new residents, usually held in November, to December after the River Club reopens.

g. Finance Committee – Mary Lou Kovac. Ben Strader stated that our Budget Workshop will be scheduled during the week of October 27. Ben and the Committee are working on a new Procedures and Policy Manual and completing our list of assets. Our audit is nearly finished. Ben stated that the Board had reserved discussion until this workshop on the request of the CDD for a \$10,000 contribution from the MPOA toward the General Manager's salary.

h. Artist's Guild- Mary Lou Kovac. The Artist Guild will meet on November 1 and will be ready to put art in the River Club when it reopens in December.

i. IT Committee - Mary Lou Kovac. No Report.

j. Cable TV Committee – Jack Ritchie. Jack stated that Kay Brocki will join the Committee. Our contract with Bright House expires December 2015. Cost under the current contract is \$225,000 annually. 77% of Bright House users buy extra services. The Committee will look to bundle some of the extra services to save money on the extra services commonly used. Bright House is an independent company which buys programming from Time Warner.

k. Communications - Jack Ritchie. The Committee will meet on October 2nd.

l. CDD – No representative from the CDD was present at the time this agenda item was called. CDD President Ken Bumgarner was at the meeting earlier.

m. Presidents Council – Franklyn Dickson. No Report.

n. Golf Committee - Joe Rasset. Joe reported that the golf course finances were in order and that income was \$42,000 ahead of budget.

8. Old Business - Franklyn commented that rumors are circulating that the closed legal meeting of the Shores HOA Board scheduled for later this month may involve addressing the legal issue of who owns the bridge to the Shores.

9. New Business - None.

10. Homeowner Comments - The water bill issue from the pond erosion repair was brought up as well as the fruit tree issue.

11. Director's Comments - Franklyn noted that three (3) Board Director positions will be up for election at the Annual Meeting in January 2015.

11. Adjournment - The next meeting will be Monday, October 27, 2014 at 3:00 p.m. in the Lefe Room. Mary Lou made a motion, seconded by Dik, to adjourn the meeting at 4:53 p.m. and **upon a vote of 4-0 the meeting was adjourned.**

Prepared by Board Member Tom Werner