

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

BOARD OF DIRECTORS MEETING
Wednesday, April 26, 2017 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 Tom Werner, Dik Hall, Chuck Gregory and Franklyn Dickson. A quorum was present.

- b. Proof of Notice of Meeting - The meeting was posted and duly noticed.

2. APPROVAL OF OUTSTANDING MINUTES

Chuck moved, seconded by Dik, to approve the minutes from the March 22, 2017 board meeting. **The motion passed unanimously 5-0.**

3. MOTIONS FOR APPROVAL

a. Bob moved, seconded by Tom, that the MPOA approve \$3600 to remove a door in the server area, add a smaller door and install added shelving. This is part of the initiative to improve drink service to the dining room and is an expense item. **The motion passed unanimously 5-0.**

b. Bob moved, seconded by Tom, that the MPOA Board approve \$631.39 (actual cost) to purchase a new refrigerator for the server area. This is part of the initiative to improve drink service to the dining room. **The motion passed unanimously 5-0.**

c. Bob moved, seconded by Dik, that the MPOA Board approve \$2950 in reserve funds for Simply Verde to prepare landscape drawings for the front of the River Club. Drawings will be used to seek competing landscape bids and to locate sprinkler lines and electrical outlets. **The motion passed unanimously 5-0.**

d. Bob moved, seconded by Tom, that the Board approve \$738.30 in expense to purchase a second 17-inch refurbished TV for another CLST Integrity Treadmill. Property Management is working with the vendor to activate a sleep mode to extend TV lives. Jeff Dieter interjected that there is no sleep mode. The problem is that the fans in the TVs are wearing out. He and Bill Shopovick will look for an on-off switch. **The motion passed unanimously 5-0.**

e. Chuck moved, seconded by Bob, to approve revisions to Policy #23, the River Club Minimum Spending Policy, effective today. **The motion passed unanimously 5-0.**

f. Tom moved, seconded by Bob, to pay White Diamond \$897 for plants and pine straw to be used in the Shores under the bridge. Maintenance of this area is required under Supplement 20. **The motion passed unanimously 5-0.**

4. MPOA FINANCIAL UPDATE

Chuck stated that the report for March is a good report. River Club revenues are up and the cash flow projections are good. Specifically, River Club revenues were up over \$15,000 for the month and year to date over \$29,000, a 13.09% increase over budget. Total revenues are up 6% for the month and 3.5% year to date. Net, revenues minus expenses, we are over budget 37% for the month and almost 14% year to date.

Aged owner balances total \$85,963. About \$62,000 is accounted for by three properties in foreclosure. Over \$12,000 is a property with a payment agreement for back assessments including interest and late fees. \$3,000 is a property that is in foreclosure and the MPOA may continue to rent it until the bank takes it over. The balance is from January assessment amounts and River Club dues from last year which will be collected. These numbers are the lowest in a long time.

Chuck next covered the budget categories that are more than \$2,000 over budget, and the postage and delivery overage was from the annual meeting and election cost. The equipment rental category was from rentals for special events.

Our total operating cash and reserves is \$436,570.23. In March we paid down our loans for the addition and kitchen \$5,755.

5. RIVER CLUB MANAGEMENT AND FINANCE REPORT

Dik started with the River Club Participation chart which showed that there were 3,444 covers for March, which is an 11% increase from March 2016. Year to date there is increased revenue of 5%, and 16% increase over this time last year. There is also a 2% decrease of cost of good sold, which is very good, and the year to date payroll numbers are back on budget.

Jen announced the River Club's newest promotion of "Thirsty Thursday" beginning May 4th, where there will be a free drink of choice with the purchase of a meal. This will of course apply to card players, since Burger Night will move from Tuesday to Thursday for the summer.

6. PROPERTY MANAGEMENT REPORT

Bob stated that there is abuse of the dumpsters outside of the River Club. Tom stated that the people can be fined. Property Management will look at the options and bring a recommendation to the Board in May.

Rita addressed the topic of trespassing. She stated if there is a trespasser on private property, the homeowner must be at home to get the person cited. If the trespasser is on CDD property, a management person must be there. In either event, after the person is cited once, if they trespass again they can be arrested. Homeowners need to call the sheriff and let them sort it out. Don't confront the trespasser yourself.

Rita next addressed lawns in the villas. Mower blades will be raised to help during the drought, and watering is being adjusted for turf health. There was extended discussion about watering and compliance with watering recommendations, and Property Management will look at this issue also and bring a recommendation back to the Board.

Jeff reported that both condo associations are on budget. About the only issue ongoing is irrigation. Jeff then stated that he needed funds for a new shower tower for the pool. He tried to get the old one repaired and that didn't work. There is a health department rule that you must have a shower at a pool. Tom moved, seconded by Franklyn, to approve \$3,649 from reserve funds to replace the shower tower. **The motion passed unanimously 5-0.**

7. COMMITTEE UPDATES

a. Activities. Vicki Joshpe stated that the committee is always looking for suggestions. Every other week there will be entertainment in the bistro, and over the Memorial Day weekend there will be a 2-day celebration at the pool.

b. Amenities. It was noted that the committee, briefly known as the River Club committee, is now reverting to the name Amenities. No other report.

c. Communications. Franklyn stated that Keith Wenzel is taking submissions for the summer.

d. Design Review/Covenant Enforcement. Michaela stated that dirty roofs are being worked on, beginning with a courtesy notification.

e. Finance. It was stated that Jim Davis resigned from the Finance Committee because he has taken a position on the CDD Board.

f. IT. No report.

g. Property Management. Shop stated that the erosion work at the boat lift will begin May 2 and will take through the end of May to complete. Permission was obtained from the homeowner whose property is being crossed. Any damage incurred will be repaired. Jose and George will clean up from the concrete dump. The Pointe is also eroding, and Shop is working on estimates for that repair.

The hardscape redo in front of the River Club will begin on May 8 and take 3-4 weeks to complete. The main entrance will be closed for part of the time, and this has been okayed by the Fire Department. Shop stated that when he receives the drawings from Simply Verde, he will send them out for bids for the next part of the project.

h. Strategic Planning. Bob reported that Bill Strollo of the CDD Board and Franklyn are gathering data that will be provided to Phil Balducci who will prepare the survey that will be going out to Waterlefe residents regarding their interests and desires for the future. The committee has prepared a Vision Statement and a Mission Statement along with a SWOT analysis, which means strengths, weaknesses, opportunities and threats. This information will be posted on the website. The Strategic Planning Committee members are Franklyn, Bob, Jen, Bill Strollo, Steve Dietz, and various invited homeowners specific to that month's topic.

8. UPDATES – MPOA BOARD MEMBERS

a. Golf meeting. Chuck attended and reported that the golf course is very busy. Junior Golf Camp is being planned, and the Grille Room is doing very well. Netting is being installed along Fish Hook.

b. CDD meeting. Bob went and reported that the CDD is looking for land for outdoor sports, specifically land in Gates Creek or at the Pointe. The Pointe is a feasible option for bocce ball and pickleball if we took out the sidewalks and moved the canoe racks. Tom stated that the Amenities Committee is also working on this, but they need to know our goals, and there was a discussion of this topic.

9. OLD BUSINESS. None.

10. NEW BUSINESS. None.

11. HOMEOWNER COMMENTS. There was a comment that the landscape companies should not plant geraniums unless they plan to dead-head them.

12. DIRECTOR COMMENTS. Franklyn stated that in January three new board members will be elected. He feels that board members should be full-time residents, and in light of that and the length of time he has served, he is resigning as of tonight. Tom stated that a majority of the remaining directors will appoint a replacement until the next election, and the Board should solicit interested people to submit brief resumes. Tom suggested that an email blast be sent in this regard and interested applicants can come to the May meeting.

13. ADJOURNMENT. Chuck moved for adjournment, seconded by Bob. **The motion passed unanimously 5-0** and the meeting was adjourned at 3:50 p.m.

Respectfully submitted,

Judy Werner