

APPROVED



The Place at Corkscrew, The Place HOA Master Association, Inc.

Organizational Board of Directors Meeting Minutes

When: 07/26/2022 4:00PM

Where: Barefoot Bar & Grill, 19921 Beechcrest Place, Estero, Florida 33928

### **Board of Directors**

Eileen Barrett (P) Term expires 2024 – In person

Tom Butler (VP) Term expires 2024 – In person

Ed Casey (T) Term expires 2024 – via phone

Nick Correll (S) Term expires 2023 – In person

Gary Helwig (D) Term expires 2023 – In person

1. **Call to order.** The meeting was called to order at 4:02PM.
2. **Establish a quorum.** All directors are present either in person or via phone.
3. **Proof of notice.** Notice was posted in accordance with F.S. 720.
4. **Officer's report.** Tom Butler reported his actions regarding interviewing potential attorneys for the Association. Tom Butler recommends Attorney Richard DeBoest.

**MOTION:** *Eileen Barrett* made the motion to accept the recommendation and sign with Attorney DeBoest. *Nick Correll* seconded the motion. All in favor. Motion passes without objection.

5. **Old Business.**
  - a. **Liquor license transfer update.** Directors Eileen Barrett, Tom Butler, and Ed Casey reported they have completed their application and fingerprints. Nick Correll will begin his application right away. Gary Helwig will not apply.
  - b. **AR status.** Item tabled.

- c. **Appointment of ARC.** Board discussion regarding appointing the members of the ARC transition committee to the current ARC.

**Gary Helwig** made the motion to appoint the transition ARC committee to the ARC. Members will include, Jim Gallery, as chairman, Janet Shankey, Mark Zurbrick, Nick Mangopoulos, Scott Streitmatter, Sheri Malcom. The additional volunteers will be interviewed by the chairman and manger to recommend to the Board of Directors one (1) volunteer to be added to the ARC and four (4) alternatives. **Tom Butler** seconded the motion. All in favor. Motion passes without objection.

- d. **Notice of formation of additional committees.** The Board of Directors gave the manger two (2) documents to be email blasted to the community calling for committee volunteers with brief explanations of what each committee responsibilities are.
  - e. **Sub-committee reports.** Board discussion of report results. No specific action.
  - f. **Community website emails – update.** Manager reported two community members requested their email address added to the email notice list.
6. **New Business.**
- a. Approval of DRAFT minutes.

**Tom Butler** made the motion to accept the Organizational Meeting minutes, as presented. **Ed Casey** seconded the motion. All in favor. Motion passes without objection.

- b. **Synovus Bank/ Busey Bank.** Eileen Barrett reported the Synovus account is closed and all moneys will be transferred to the Association’s Busey Bank account.
- c. **Schedule Board orientation with ICON. Set date.** The Board and manger will work together to set a date for orientation.
- d. **Ratify ARC requests.**

**Eileen Barrett** made the motion to approve the following six (6) ARCs. 19156 Elston Way, 19025 Elston Way, 19189 Elston Way, 19449 The Place Blvd, 19557 The Place Blvd, 19616 Deming Lane. **Gary Helwig** seconded the motion. All in favor. Motion passes without objection.

- e. **Turnover settlement offer.** President Eileen Barrett explained the developer’s settlement offer to the Board members and audience. No action, currently.
- f. **Neighborhood comments.** n/a

- g. **ARC section subdivision 3 – flagpoles.** Board discussion. Item tabled for further investigation.
  - h. **Articles of Incorporation, section 4.13 – raise to \$2500.** Board discussion. Item tabled for further investigation. Nick Correll will benchmark other neighborhoods for how much their capital contribution is.
  - i. **Homeowner dispute.** Two (2) homeowner are in a dispute over an ARC modification. After discussion, the Board decided they do not have authority in this matter. The manager will reach out to the homeowners and explain.
  - j. **USPS Postmaster email request.** Postmaster requested the Association install more mailboxes for large packages. The Board of Directors discussed and decided there is no more room for additional boxes.
7. **Owners Comments.** Two homeowners are in attendance. One member discussed ARC functions. One member thanked the Board for their service.
8. **Next BoD meeting.** Next scheduled meeting is August 08, 2022, 4PM at the Barefoot Bar and Grill.
9. **Adjournment.**

**MOTION:** *Eileen Barrett* motioned to adjourn the Board Meeting. Motion seconded by *Nick Correll*. All in favor. Motion passes without objection. Meeting adjourned at 6:30 PM.

Respectfully submitted,  
Ron Czarnik, LCAM  
For the Board of Directors