

Lake St. George Homeowners Association

Minutes

Board of Directors Meeting

April 25, 2011

Board Members Present:

Mike Tooke, President
Pierre Thiemann, Vice President
Lillian Sawyer, Grounds
Victoria Rosenbaum, Public Relations

Tony Toscano, Property Manager

Absent:

Denise Lessard, Secretary
John Putzel, Treasurer
John Gagliano, Architectural

Meeting Called to Order at 7:04 p.m. by Mike Tooke

Open Session

A presentation was made by George Weber whose company purchases the lien rights from Homeowner Associations on their bad debt/delinquencies. The Board decided to wait to see how the association's attorney performs on the collection process and take some time to digest the information presented.

Minutes

After review, the minutes from March were approved by a motion from Lillian seconded by Vikki and a unanimous vote. A correction was noted as to the month that the minutes were approved for. The correct month would have been February not January as the minutes reflected.

Treasurer's Report

Pierre noted everything is going OK except for all the legal expenses for collection.

Architectural Report

n/a

Public Relations/Crime Watch

Mary had not had a chance to remove the glue residue from the bulletin board glass. Vikki would like to get with Denise to get the Crime Watch info posted on the bulletin board. Vikki had checked the Crime Watch Neighborhood website and reported on some criminal activity in the neighborhood.

Tony will call Interface web design and have them contact Vikki to make the updates she wants for the LSG website. Pierre thought that he might still have the original changes and he will forward them to Tony and to Vikki and then Vikki can take care of the updates with Interface directly.

Grounds

There have been some problems with the gate. The grounds look good. One of the homeowners along the lake suggested the lake needed carp. Tony will get prices from American Ecosystems. Lillian said, a new lady is cleaning the pool and doing a very good job. The deck boards have been replaced but the chicken wire hasn't been done yet. Tony suggested using galvanized wire so that it wouldn't rust.

Management Report

Tony asked directions from the Board as to how far to proceed on the clean-up of the vacant properties in foreclosure. The Board advised, at this time, just mow the grass don't trim trees or shrubs.

Tony reported 15 properties were forwarded to the attorney for collection and 3 were placed on hold. The Board asked that a letter be sent to the owner of the burned house on Longleaf to see how long it is expected to be before construction begins. Tony was advised to hold off on foreclosing on Eagle Court due to the condition of the property.

The foreclosed unit owned by the Association is in need of a roof, Tony is getting estimates.

A homeowner had requested that the dock gate be left open during the day. After discussion the Board could not come to a consensus so it was agreed that it remain locked.

Tony reported a broken wire between the communication center/tennis & pool area. A suggested fix was to install a wireless system at a cost of \$1,800.00 or to run another wire in conduit underground. Affordable Security, who maintains the key fob system, is also a locksmith and there have been problems between them and using JR as the locksmith. Affordable quoted \$2,650 to repair the gate. Pierre moved to approve the bid from Affordable to replace the closers, latch & strikers at a cost of \$2,650 and to take over the mechanical operation of the locks/gates at the pool and tennis court in the future and also to hard-wire the conduit from the pool to the tennis court. Vikki seconded Pierre's motion and it carried unanimously.

Meeting Adjourned at 8:35 p.m.