

Lake St. George Homeowners Association

Minutes

Board of Directors Meeting

May 23, 2011

Board Members Present:

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

Tony Toscano, Property Manager

Absent:

Denise Lessard, Secretary
John Putzel, Treasurer

Meeting Called to Order at 7:10 p.m. by Mike Tooke

Minutes

After review, the minutes from April were approved by a motion from Lillian seconded by Vikki and a unanimous vote.

Treasurer's Report

John Putzel was absent but Pierre noted everything is going OK except for all the legal expenses for collection.

Architectural Report

John reported having approved 1 application for paint colors.

Public Relations/Crime Watch

Vikki reported on some criminal activity in LSG that she had downloaded from the Pinellas County website. She also has been working on the website with Larry Fleisch and had gotten some of the changes made and the minutes updated. She was looking for a new form for the architectural approvals and Tony has one that he will supply to Vikki. It was the consensus of the Board to change the "Approvals & Transfers" tab on the website to Rules & Regulations.

Grounds

For the most part the grounds are looking pretty good. Someone had taken chairs from the pool and put them on the dock, they have since been replaced, and there is one broken chair. John asked that the fence near the swing set be moved to the back to allow for a nicer play area. Presently, the fence is blocking it off. Tony & Lillian will go take a look at the area in question.

Management Report

Tony will get the information from Karen Browder for the owner of the home that burned on Longleaf and give him a call to see what I going on with the insurance company.

Tony received the invoice from Rabin & Parker for all the collection files that were sent (\$10,600.00). The Attorney has agreed to accept 3 payments on their invoice. The attorney has requested the Board to approve, "blanket approval authorization" in order for them to negotiate payment plans with homeowners that desire to make their accounts current. She said she would try to limit the payback plans to within one year or 18 months maximum. Lillian agreed and so moved, Vikki seconded the motion and it passed unanimously. The Attorney requested approval for alternative payment arrangements for homeowners and after discussion, John presented a motion to authorize the Attorney to negotiate a one-time payment from the homeowners and allow her to discount late fees and interest. Pierre seconded the motion and it carried unanimously. Pierre moved to approve authorization to accept one-time payments of 80% of the total amount owed as long as the entire principal amount is paid and the only amounts discounted are attorney fees, late charges and interest. Lillian seconded Pierre's motion and it carried unanimously.

Tony received an estimate to replace the roof on the association owned unit at \$4,500.00. The tenant has not complained about the roof and so it was decided to hold off on replacement.

The bid to approve the pool gate repairs on April 26th but Affordable has not gotten the proper striker to make the needed repairs. If it takes much longer we may need to get another company.

Tony had received estimates on carp for the lake. There are 2 different sizes, the mediums are 100 for \$800 to \$900 and the large are 100 for \$1,300.00. The decision was tabled.

Meeting Adjourned at 8:25 p.m.