

LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.

Board of Directors Meeting

Wednesday, February 8, 2017 at 7:00 PM

At Lake Charleston Recreation Center

Directors Present:

Jerry Mohan, President
Lou Doherty, Vice President
Dan Blackman, Treasurer
Dan Moss, Secretary
Sandi DeLeo, Director

Also in attendance:

Vangie Brodsky, LCAM
Attorneys Keith Backer and Ryan About

Jerry called the meeting to order at 7:07 P.M.

Jerry motioned to approve the minutes of the January board meeting, Lou seconded, the motion passed 5 – 0.

Manager's Report

The manager's report was submitted to the Board. See attached.

Treasurer's Report

Dan Blackman did not have a report this month as he has not received any financials since the last meeting.

DRB Committee

Lou stated that there was nothing new to report.

Covenants Committee

The board discussed removal of a tree in the swale area on Bryson Court. The homeowner is unwilling to have the tree removed. The committee is reviewing the matter.

Telecommunications Committee

Dan Blackman said the he had received the contract from Comcast and had sent it to the association attorney for "red-lining", after which the contract was sent back to Comcast and their legal department is reviewing it. Comcast contacted Dan to say that they will be sending the final draft within the next seven to ten days. Dan recommended having a meeting to go over the contract prior to signing it. If there are no outstanding issues, the contract should be approved in March and installation can begin the first of June. The billing at the new rate starts sixty days after the first ninety days of the contract. Installation is expected to take sixty days. Homeowners will not be charged the additional amount until July. Dan stated that the new X1 equipment will be provided to all homeowners and does have voice control. The "re-build" – installation of fiber optics – will be done in 2018.

Covenants Committee

The committee provided a listing of outstanding violations. For items # 4 and # 5, Jerry motioned to send the matter to the attorney. Dan Moss seconded and the motion passed 5-0. Jerry motioned to fine all of the others listed. Lou seconded and the motion passed 5 -0.

OLD BUSINESS

Lake Restoration

Dan Moss presented photos of the shoreline which show the erosion. He has met with the SFWMD and said the association has thirty days to provide a plan to identify what is needed. LCMA has been given a five-year time frame to come into compliance. This includes restoring, re-sodding and grandfathering in the work that has been done in the past and was approved at that time. Dan also stated that any existing obstructions, such as plantings, fences, must be brought into compliance. Dan Moss will email a plan to the board members before the next meeting.

Bee Keeping

Dan Moss presented additional findings to the board about local honeybee-keeping and said that a person's right to maintain a legal, state sanctioned honeybee hive should be respected. He also mentioned the environmental benefits of this practice. Dan then motioned to allow the homeowner to keep the hive. The motion failed as there was no second from the other board members.

NEW BUSINESS

CAMS Renewal

Jerry motioned to approve the CAMS contract at the same rate and terms of the 2016 contract. Dan Blackman seconded. The motion passed 5 – 0.

Security Contract Renewal

Jerry motioned to accept the contract renewal for Security Providers of Florida. Sandi seconded and the motion passed unanimously.

Ethics Policy

Sandi called the attention of the board members to the new Ethics Policy which all board members and committee member are to read and sign.

OPEN FORUM

Homeowner Mike Johnson expressed concern about a white van seen driving around his neighborhood. It has been observed at least five times recently. He did not have the tag number of the vehicle but wanted the community to be alerted.

A homeowner asked how long Christmas lights are allowed to remain after the holidays as there is a home in their neighborhood which still has the lights on the house. Vangie said that she was aware of this and that the owner is being sent a violation letter.

Owner Sandy Sarappa of Bristol Bay spoke about the honeybee hive she has maintained for the past six months and said that she could not find anything in the HOA documents to indicate that this activity would be prohibited. Her concern for nature is the reason she has the hive and stated that research has shown that the aggressive Africanized bees will not establish a hive in the same area where a honeybee hive already exists.

ADJOURNMENT

Jerry adjourned the meeting at 8:07 P.M.

Joyce Worcester

Board Secretary