

LAKE CHARLESTON MAINTENANCE ASSOCIATION, INC.

**Board of Directors Meeting
Wednesday, March 8, 2017 at 7:00 PM
At Lake Charleston Recreation Center**

Directors Present:

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

Directors Absent:

Lou Doherty, Vice President

Also in attendance:

Vangie Brodsky, LCAM

Jerry called the meeting to order at 7:01 P.M.

Jerry motioned to approve the minutes of the February board meeting. Dan Moss seconded, the motion passed 4 – 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 at this time as he had not received the February financials until today. He will have a quarterly report for the next board meeting.

Covenants Committee

The committee provided a listing of seven open violations. Jerry motioned to fine all of them. Dan Blackman seconded and the motion passed unanimously.

Open Forum to Address Security Issues

PBSO Detective Wood was present to answer questions and offered to have a crime prevention representative access the community and offer suggestions. He also said that a C.O.P.S. program could be set up, providing there are enough homeowners to volunteer.

Owner David Harman proposed placing security cameras at entrances and exits of each sub-division. He also wants an LCMA Facebook and/or Twitter account to be set up. Tiffany Harman said she did some research and found that it would cost between \$6,000.00 to \$8,500.00 to install the cameras at each sub-division. Owner Steve Saberson would like more information to be made available, such as via email blasts. He cited the community of Winston Trails which he said has a direct connection to PBSO which costs that association about \$5,000.00 a year.

OLD BUSINESS

Telecommunications Final Draft

Dan Blackman reported that the association's attorney had signed off on the Comcast contract and Dan motioned to accept the final version of the telecommunication and installation agreement as presented today. Jerry seconded the motion. Dan Blackman further stated that the committee and the attorney had suggested changes regarding any breach or dispute and called Comcast to discuss. Dan Blackman amended his motion to state that if Comcast comes back with any changes, the association would have to approve it again. Jerry

seconded and the motion passed 4 – 0. The installation is expected to start within ninety days; homeowners will not be charged for installation. Comcast will do a mail-out to owners and a company representative will be available to meet with owners if needed.

Proposed Schedule for Lake Restoration

Dan Moss submitted a permit about ninety days ago, and SFWMD requested more details, demanding a schedule for the work to be done. Dan recommended that the work to be done on the common areas first. He prepared a schedule and passed out a color map, showing the phases numbered to indicate suggested order of prioritization. Dan Moss motioned to accept the schedule and to send it to SFWMD. Changes can be made later but the project needs to be started in 2017 and completed within five years. Dan amended his motion to accept the phasing order and develop a schedule and budget and to complete the project within five years, starting in 2017. Jerry seconded and the motion passed 4 – 0.

NEW BUSINESS

Security/Community Safety Discussion

The board addressed homeowner concerns regarding security issues. In 2016, the association spent \$150,000.00 for PBSO deputies to patrol LCMA and also \$30,000.00 to a private security company to supplement. It was mentioned that approximately fifty percent of the streets in the community belong to the county. Jerry motioned to accept Detective Wood’s earlier offer to provide to LCMA a specially trained crime prevention representative who would conduct a survey of the community and make recommendations for the board to consider. Dan Blackman seconded and the motion passed 3 – 0. Dan Blackman motioned that if the PBSO representative recommends getting security cameras, that the board should obtain quotes for the cameras. Jerry seconded and the motion passed 3 – 0.

Volunteers for Website/Email Committee

Dan Blackman motioned to establish a website committee to find ways to improve the LCMA website and to also appoint homeowner Tom Jones as the head of the committee. Jerry seconded and the motion passed 3 - 0. Owner Steven Saberson also agreed to serve on the committee.

Whitefly Treatment for Ficus Trees

Proposals to treat the Ficus trees for Whitefly were obtained from Top Cut Lawn Services for \$8,338.14; Duffy’s Total Care Lawn Services for 13,025.00; and Mignano Lawn Care and Landscaping for \$10,041.00. Jerry motioned to accept the proposal from Top Cut, Sandi seconded and the motion passed 3 – 0.

OPEN FORUM

Jennie Spalding of Spinnaker Bay had submitted a request to have her garage door painted with the wood-grain appearance and her request had been denied. She was told that a representative of Sherwin Williams will be coming next week to look at the community and to recommend ways to improve appearances.

Homeowner Denise of Belle Isle stated that her neighbor has a tree between their properties which overhangs her property and Denise has had the tree trimmed at her own expense but has been told that a bucket truck is needed but they can’t get through. This tree is preventing her palm trees from getting sun light. Jerry said he will discuss the matter with Debi, the LCMA code compliance agent.

Dan Moss had to leave the meeting at 7:58 P.M., returning at 8:29 P.M.

Jerry adjourned the meeting at 8:31 P.M.

Joyce Worcester

Board Secretary