

MILLPOND ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.
BOARD MEMBERS MEETING

May 3, 2017

The meeting was called to order at 7pm by Bernard Zanetti, President of the Association.

The pledge of allegiance was made as well as a moment of silence for our troops and departed members.

Bernard Zanetti introduced the attending Board members as follows: JoAnne Fisher-Boyle, Secretary, Gina Gorup, Treasurer, Linda Lahman, Director and Bernard, President. Board member Tony Sorenson was not present. Judy Bowes, our property manager for the Community Association from Qualified Property, and Susan Gabriel, Administrative Assistant, were introduced by Bernard Zanetti.

Secretary reported: Minutes from the last meeting have been posted on the Bulletin Board in the Clubhouse. A motion was made by Linda Lahman to accept the minutes as posted, Gina Gorup seconded. Minutes approved.

Treasurer's Report: Financial statement dated 3/31/2017. Total assets are \$201,475.07 subtotal of current liability is \$5,288.78, subtotal of reserves is \$170,469.17, sub total equity is \$25,717.112 for total liability and equity is \$201,475.07. A Motion was by Joanne Fisher-Boyle to accept the Financial Report, Gina Gorup seconded. Motion carried.

Presidents Report:

A few months ago the community pool has severe issues with a major leak. The first contractor charged Millpond estates over \$1,000 dollars and did not fix the issue. We hired a second contractor and in 4 hours had the pool fixed for a fee of \$475.00.

We are getting bids for the two gazebo's (at the pool and by the clubhouse) for repairs here in the community. The four columns on each gazebo has major problems. We have put these projects on hold to take care of other issues here in the community.

Old Business:

Trees: We have knocked down in the last two months ten more pine trees because of the disease that were affecting them. We are slowly trying to slow down the disease affecting them.

New roofs: Recently had new roofs put on the Clubhouse and the gazebos because of leaks. Also took care of the additional air vents in the ceiling which helps with the five air-conditioning units here in the clubhouse.

New Business:

Ponds: The one by S.R. 54 is going dry because of the lack of rain. This is our main source of watering for Old Millpond Road. We are taking certain measures to cut down on the watering here in the community. There are issues with the slime from the bottom of the pond that is clogging the valves. Because of all these issues with the lack of water, Bernard signed a contract a few days ago to have a well put in. This was based on different estimates that he had gotten 3 years ago. The purpose of the well will not be feeding the lawns it is to feed the lake and the lake will feed the wells – its intent is to push in water that we suck out to water the lawns. The well will be used only during this dry period to maintain a level to keep our lawns green. This will

be a low level. When the rainy season starts, the well will not be used except for on a monthly basis to make sure the system works. The well will be only 100 feet and the cost will be \$6850. It will be about 20 feet away from the south pump house. This cost will be a lot cheaper than replacing the lawns. There could be a possibility of a sinkhole with a well.

Shrubs: they are going dry from lack of water. Bernard is monitoring this situation closely. The lawns will not be mowed this week because of the dryness and the lawns will just be eaten up. Hopefully there will be rain this coming week.

Game Room: has been cleared out and painted and has new card tables for Bridge and Mah Jong games. At a later date furniture will be put in the room. A new air-conditioning system was put in the clubhouse recently.

Heater for SPA: is going to have to be replaced very soon – it is not working very well and is on its way out.

Electronic voting: A few months ago Bernard attended a Seminar in the Tampa area for Condos/HOAs. While he was there he received information on a software for Electronic Voting for the annual elections. To have our Community Board elections we must have 30% of the population here at Millpond Estates participating. This software will assist in getting a quorum for the election meeting. This will aid us with our “Snowbirds” and the owner/landlords. Every year it is quite a process and a lot of energy in getting the 30% needed for the election. The software is only \$480.00.

There were some questions from the residents regarding different issues, i.e. speed bumps (legal conflict with the legal dept. of Pasco county on the wording of the HOA documents regarding how the HOA can spend money on something that is not part of Millpond Estates Community.) Other issues that were brought up were having a stop light at S.R. 54 and Old Millpond Road (which cannot be done because of two stop lights already in place before and after), the Pasco County mosquito truck and exercise equipment for the exercise room.

Bernard showed the picture of the girl trespassing into the pool area by sticking her hand through the pool gate. We got the license plate numbers of the cars involved and sent the information to the Dept. of Motor Vehicles in Tallahassee to find out who the owners are and to see if they are residents of Millpond Estates.

Being there was no further business, a motion was made by Joanne Fisher-Boyle to adjourn the meeting. Gina Gorup seconded the motion, the meeting was adjourned at 7:55pm.

Respectfully submitted: Susan Gabriel, Acting Secretary