

LIVE OAK PRESERVE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 20, 2011
MINUTES

Transcriptionist Note: Please note that the minutes as transcribed contain only motions and items requiring action by the Board of Directors. They do not contain discussion unless specifically requested to be made a part of the record.

I. CALL TO ORDER

Frank Micallef, President of the Live Oak Preserve Association, Inc., called the Board of Directors Meeting to order at 6:32 p.m. on July 20, 2011, in the conference room of Greenacre Properties, Inc., 4131 Gunn Highway, Tampa, Florida.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

Frank Micallef, President
Anthony Leone, Vice President
Mike Ceparano, Treasurer
Sheldon Cohen, Director at Large
John Martel, Secretary (via speakerphone)

Directors Absent:

None

Staff Present:

Janet MacNealy, CAM
Ryan Greenacre

Guests Present:

None

A quorum of Board members was present.

Notice: The notice of the meeting was posted as required by the Florida statutes.

III. APPROVAL OF MINUTES

Frank Micallef made a motion to approve the June 15, 2011, Board of Directors meeting minutes as written. The motion was seconded by Sheldon Cohen. All in favor, the motion passed.

IV. BUSINESS

A. Financial Update – Ryan Greenacre briefed the Board on the financial status of the Association.

B. FDIC Limits – Greenacre Properties, Inc., recommended moving roughly \$400,000.00 from Gulf Shores Bank to get under the FDIC limit. Frank Micallef will compare rates and will email the Board with options. The Board will provide GPI with contact information for the bank.

C. Gate Access:

1. Envera – A motion was made by Frank Micallef and seconded by Anthony Leone to approve a proposal from Envera to add four (4) cameras (3 outside / 1 inside) maximizing the current DVR at the clubhouse at a total cost of \$4351.00 if Frank Micallef can get Envera to agree to waive the \$245.00 fee that they proposed to charge per month for monitoring the additional cameras. All in favor, the motion passed. Frank Micallef will check with Envera to do a review of the system and provide feedback to the Board.
2. Action Security – A motion was made by Mike Ceparano and seconded by Anthony Leone to approve the proposal submitted by Action Security to replace the existing barrier gate operators for the resident entry at the main gate and the Imperial gate exit barrier gate operator at a total cost of \$6,003.00. All in favor, the motion passed.

- D. Road Striping – A motion was made by John Martel and seconded by Anthony Leone to approve the proposal submitted by DuraSeal to restripe the with Janet MacNealy to check with DuraSeal to verify that reflective beads are in the paint and that the striping will extend to the Kennan gate. Mike Ceparano voted against the motion. Frank Micallef, Anthony Leone, John Martel, and Sheldon Cohem voted in favor of the motion; therefore, the motion passed by a majority vote of four (4) to one (1).
- E. Landscaping – Center median between Cedarwood and Maplewood. A proposal was submitted by Big Yellow. This item has been postponed.
- F. Flower rotation at front entrance – This item has been postponed.
- G. Violations – Janet MacNealy will email the Board a sample door hanger with a list of common violations that can also be used by village Board members. The manager will also identify violations ready to go to the attorney and will hold them until the Board reviews proposals from Attorneys and chooses an attorney for violation enforcement. Ongoing violations will be cross-referenced with the financials.
- H. Clubhouse – A motion was made by Mike Ceparano and seconded by Sheldon Cohen to allow children to work out in the gym with their parents under strict supervision. All in favor, the motion passed.

V. MANAGEMENT REPORT

The management report was provided to the Board prior to the meeting for their review. The manager briefly reviewed the management report and answered questions from the Board.

VI. NEXT MEETING

The next Board of Director’s meeting is scheduled for August 17, 2011, at 6:30 p.m. at the onsite clubhouse, 9401 Oak Preserve, Tampa, FL 33647.

VII. ADJOURNMENT

There being no further business to come before the Live Oak Preserve Association, Inc., Board of Directors, a motion was made and seconded to adjourn the meeting at 8:02 p.m. All in favor, the motion passed.

Respectfully submitted,
 Gia Clinkscales, For the Secretary

These minutes were approved on _____.

 Signed

 Printed Name