

LIVE OAK PRESERVE ASSOCIATION, INC.  
BOARD OF DIRECTORS

August 15, 2012

5:30 P.M.

Greenacre Properties, Inc. Conference Room  
4131 Gunn Highway, Tampa, FL 33618

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 5:51 p.m. on August 15, 2012, at the onsite Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida, 33647.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

Anthony Leone  
John Martel (via speaker phone)  
Mike Ceparano  
Sheldon Cohen  
Frank Micallef

Directors Absent:

Staff Present:

Janet MacNealy, CAM  
Ryan Greenacre

Guests Present:

John Simpson and Jeff Herrod

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

III. MINUTES

Frank Micallef made a motion to approve the July 18, 2012, Board of Directors meeting minutes. The motion was seconded by Anthony Leone. All in favor, the motion passed.

IV. FINANCIAL SUMMARY

Ryan Greenacre briefed the Board on the financial status of the association.

V. BUSINESS

A. Landscaping/Irrigation

- Vendor Bidding / Landscaping & Irrigation – Cornerstone Landscaping and Big Yellow were the only 2 vendors who attended the mandatory vendor bid meeting. The board reviewed their proposals. A motion was made by Frank Micallef to approve the proposal from Big Yellow for a 3 year renewal with Janet MacNealy to speak with the vendor to see if they can reduce the rate any more. The motion was seconded by Anthony Leone. All in favor, the motion passed.
- Water Feature Proposal / Oak Preserve Entrance – A motion was made by Frank Micallef to approve the proposal from Big Yellow to install a fountain at the Oak Preserve entrance with the lighting to be LED rotating for \$21,420. The motion was seconded by Anthony Leone. John Martel and Mike Ceparano voted against the motion. Sheldon Cohen, Frank Micallef, and Anthony Leone voted in favor of the motion; therefore, the motion passed by a vote of 3 to 2.

- Kinnan Fence Landscaping – A motion was made by Frank Micallef to approve the proposal from Cornerstone Landscaping to install irrigation and plantings along the Kinnan Road fence for \$16,560. The motion was seconded by Mike Ceparano. All in favor, the motion passed.
- Utility Box coverage – On hold until the September board meeting.

B. Clubhouse

- Ceiling Fans – A motion was made by Frank Micallef to ratify the expenditure for the purchase of 5 additional ceiling fans, light kits, and remote controls for the overhang area at the front of the clubhouse. The motion was seconded by Mike Ceparano. All in favor, the motion passed.
- Window Tint in Gym – The Board took no further action on this request.
- Music Lessons – The board reviewed a request from a homeowner to give music lessons in the clubhouse. The board agreed to Monday evenings as long as the HOA attorney, Jon Ellis, doesn't see any conflicts.

C. Gate Access:

- Gate/Fencing Refurbishment – Action Gate will begin the project within a few weeks.
- Gatehouse Window Tint – A motion was made by Frank Micallef to ratify the decision previously made to approve the installation of window tint on the gatehouse window. The motion was seconded by Mike Ceparano. All in favor, the motion passed.
- Speed Limit Signs – A motion was made by Mike Ceparano to approve the proposal from Cornerstone Signs to replace the current speed limit signs and install additional signs with the new speed to reflect 35 mph. The motion was seconded by Frank Micallef. All in favor, the motion passed.
- Speed Tables – A motion was made by Mike Ceparano to approve the proposal from Duraseal to install speed tables in phase II with Mike Ceparano and Frank Micallef to mark the locations. The motion was seconded by Frank Micallef. All in favor, the motion passed.

D. Social Committee:

The cookout is scheduled for September. The Board would like to see if the Social Committee would hire someone to come in and do the cooking rather than purchasing a grill.

E. Village President Update: The next President's meeting is September 17, 2012.

VI. MANAGEMENT REPORT

The Management report was provided to all Board members prior to the meeting.

- Violations: Ready for Attorney letters: Frank Micallef and Mike Ceparano are still reviewing the list of properties who have already been fined and still have not corrected their violations, to approve a list to go to the attorney.

VII. NEXT MEETING

The next Board of Directors Budget Adoption meeting is scheduled for October 17, 2012 at 6:30 P.M. at the Grand Oak Clubhouse.

VIII. ADJOURNMENT

There being no further business to come before the Live Oak Preserve Association, Inc., Board of Directors, a motion was made by Frank Micallef and seconded by Mike Ceparano to adjourn the meeting at 7:15 p.m. All in favor, the motion passed.

Respectfully submitted,  
Ellen Morgado, For the Secretary

These minutes were approved on 9/19/12.

Signed

Printed Name