

LIVE OAK PRESERVE ASSOCIATION, INC.  
BOARD OF DIRECTORS  
February 15, 2012  
6:30 P.M.  
On-site Clubhouse  
9401 Oak Preserve Blvd., Tampa, FL 33647  
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 6:30 p.m. on February 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 speakerphone)  
Mike Ceparano

Directors Absent:

Sheldon Cohen  
Frank Micallef

Staff Present:

Janet MacNealy, CAM

Guests Present:

Dick Thatcher, John Carter, Cathy Stahlman, and Christina Gomez

A quorum of Board members was present.

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

III. MINUTES

Mike Ceparano made a motion to approve the January 18, 2011, Board of Directors meeting minutes. The motion was seconded by Anthony Leone. All in favor, the motion passed.

IV. BUSINESS

A. Entrance Monuments on Bruce B Downs/Tower (update) – on hold pending color choice being provided to the DRC.

B. HCSO Patrols

Insurance requirements do not allow the HOA to hire off-duty HCSO or TPD. Janet MacNealy will contact the community resource office to discuss the traffic concerns in Live Oak Preserve.

C. Imperial Oaks Gate (proposal from Action Security)

A motion was made by Mike Ceparano to approve proposal #260 from Action Security for \$3,050 for repairs to the Imperial Oaks gate. The motion was seconded by John Martel. All in favor, the motion passed.

D. Board Members (5 or 7)

A motion was made by Mike Ceparano to put an increase to 7 board members up for vote at the annual meeting. The motion was not seconded; therefore, the motion dies.

E. Landscaping / Irrigation

Village Entrance Landscaping – Village President, Dick Thatcher, will send an email to Village Presidents reminding them to contact Big Yellow immediately to discuss their entrance landscaping so the plants can be ordered.

Irrigation for berms on Imperial Oaks and area between clubhouse and Maplewood Village – on hold pending proposal

A motion was made by Mike Ceparano and seconded by Anthony Leone to ratify the Board's decision to approve the replacement of a submersible 7.5 hp pump for \$2,400. All in favor, the motion passed.

F. Village President Update

Dick Thatcher briefed the Board on the February 13, 2012 President's meeting.

G. Pool Slide

A motion was made by Mike Ceparano and seconded by Anthony Leone to approve the proposal from Pool Tec to purchase of 2 pads that go under the end of the slide on the pool floor for the cost, including shipping, of \$1700. All in favor, the motion passed.

A motion was made by Mike Ceparano and seconded by Anthony Leone to ratify the decision made to approve Cornerstone's proposal for \$5,950 to remove and dispose of straight slide and to supply and install new straight slide and 2 new supports. All in favor, the motion passed.

H. Yard of the Month – A motion was made by Mike Ceparano and seconded by Anthony Leone for purchase three \$50 Home Depot gift cards to cover the month's of March, April, and May for the Yard of the Month. All in favor, the motion passed. Janet MacNealy to put an invoice in the system for \$150 and then she will purchase the cards and deliver them to Mildred Myers.

V. MANAGEMENT REPORT

A. Violations – The violation process is in full force and properties not complying will go to fining and then to the attorney.

B. Delinquent HOA Dues – A motion was made by John Martel and seconded by Anthony Leone to suspend the voting rights and use rights of all owners, or the member's tenant, guest, or invitee, to use the common areas and facilities who are currently 90 days or more delinquent in paying any monetary obligation due to the Association. All in favor, the motion passed. The 90 day past due list was generated as of February 15, 2012.

VI. NEXT MEETING

Annual Membership Meeting is scheduled for March 21, 2012 at 7:00 p.m. at the Grand Oak Clubhouse.

Organizational Board Meeting will immediately follow.

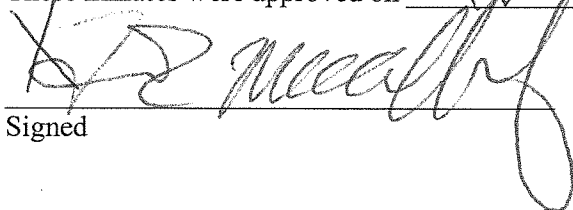
VII. ADJOURNMENT

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 7:14 p.m. All in favor, the motion passed.

Homeowner Questions & Concerns: Exit lane from Oak Preserve onto Bruce B. Downs; tailgating at the gate; suspicious activity at an area off of Kinnan, street lights out, irrigation heads broken, residents not picking up after dogs, Envera process at entrance when vehicles stack up, expanding the lanes at Imperial Oaks gate, and the Happy Hour Social was a success.

Respectfully submitted,  
Ellen Morgado, For the Secretary

These minutes were approved on 4/18/12.

  
Signed

Frank Micallef  
Printed Name