

LIVE OAK PRESERVE ASSOCIATION, INC.
BOARD OF DIRECTORS
September 19, 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 September 19, 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:

Jeff Herrod, Dick & Kathleen Thatcher, Earl Myers, Christina Gomez, Sandy Cohen, and Janel Kennebeck.

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

III. FINANCIAL SUMMARY

Frank Micallef gave a brief overview of the financial situation of the HOA.

IV. MINUTES

Frank Micallef made a motion to approve the August 15, 2012, Board of Directors meeting minutes. The motion was seconded by Anthony Leone. All in favor, the motion passed.

V. BUSINESS

A. Landscaping/Irrigation

- Kinnan Fence Landscaping – Cornerstone to meet with Big Yellow to coordinate the irrigation install location for the Kinnan Fence Landscaping project. Cornerstone will provide a revised proposal for the board to review that will include the additional area for trenching.
- Utility Box coverage – Board would like Big Yellow to itemize their breakdown of the utility box coverage.
- Uplighting Oak Trees at Entrance – Big Yellow presented a proposal for approximately \$18,000. The board asked Janet MacNealy to get a bid from Nite Lights.

B. Clubhouse

- Music Lessons – The board reviewed and approved the Hold Harmless agreement. Janet will provide a copy to the piano teacher for signature.

- Tennis Court Usage – Jason Labunski, clubhouse manager, will determine the need for sign up sheets based on usage during busy times.
- Treadmill Proposals – Frank Micallef made a motion to approve up to \$19,158.85 for the purchase of 3 treadmills for the gym with Jeff Herrod to research treadmill types and cost and work with Janet MacNealy on the final choice. The motion was seconded by Anthony Leone. Discussion followed. All in favor, the motion passed.
- Suspension of Use Process – A motion was made by Frank Micallef and seconded by Mike Ceparano to suspend the use rights of the 2 females involved in the recent altercation at the clubhouse with the attorney to draft the letter. All in favor, the motion passed.
- Payroll – A motion was made by Frank Micallef to increase the clubhouse manager's by \$1.00 per hour effective immediately. The motion was seconded by Anthony Leone. Discussion. All in favor, the motion passed.
- Speakers – A motion was made by Mike Ceparano to approve \$2033 for the purchase and install of speakers by the pool to replace the outdated damaged speakers. The motion was seconded by Anthony Leone. All in favor, the motion passed.
- Benches – A motion was made by Frank Micallef to research and purchase 3 benches with the cost for the benches and installation not to exceed \$1500. All in favor, the motion passed.

C. Gate Access:

- Speed Tables – Mike Ceparano is meeting with Duraseal to show them the proposed location of the 4 – 6 speed table locations.
- Envera Proposal / Video Surveillance for LOP Entrance – Frank Micallef made a motion to approve a proposal from Envera to add a camera to the front entrance area in the center island for \$9784 with a \$150 monthly monitoring fee. The motion was seconded by Anthony Leone. Mike Ceparano voted against the motion. All others voted in favor of the motion; therefore, the motion passed by a vote of 4 to 1.
- Stones Over Gate Hardware Proposal – A motion was made by Frank Micallef to approve a proposal from Action Security to install faux stone around 10 entry columns near the gates for a cost of \$9850. The motion was seconded by Anthony Leone. All in favor, the motion passed.

D. Signage

- Speed Limit Signs – Mike Ceparano briefed the board on the speed limit signs installed on 9/20/12.
- Phase II Village Entrance Sign & Kinnan Entrance Sign Lighting Proposals – A motion was made by Frank Micallef for the LOP to split the cost of the installation of entrance lighting on the 4 village entrances and the Kinnan entrance sign with Starwood LLC. Discussion followed. All in favor, the motion passed.

E. Fencing Guidelines

Frank Micallef made a motion to approve the revised wording based on the attorney's opinion to the guidelines to allow 4 foot picket fence on all side and rear yards of properties that abut water or conservation. The motion was seconded by Mike Ceparano. All in favor, the motion passed.

F. Social Committee:

The cookout was a great success. The Social Committee would like to do something for Halloween and the upcoming holidays. The board denied any events for Halloween but approved events for the upcoming December holidays. Janet MacNealy will ask the Social Committee to provide a more detailed plan. The board would also encourage Easter and July 4th events.

G. Village President Update: Dick Thatcher briefed on the President's meeting. He noted the topics were parking at the Willow Bend entrance; sign improvement proposals submitted by Cornerstone; DRC improvements to village entrances; and violations.

H. Website: A motion was made by Frank Micallef to have the website administrator redesign and refresh the HOA website and if possible to provide a mock up to the board. The motion was seconded by Anthony Leone. Mike Ceparano voted against the motion. All others voted in favor of the motion; therefore, the motion passed by a vote of 4 to 1.

VI. MANAGEMENT REPORT

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

- Violations: Ready for Attorney letters: Mike Ceparano will review 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 8:05 p.m. All in favor, the motion passed.

Homeowner Questions and Concerns Included: Gym televisions (Jeff Herrod to get quotes for replacement tv's); putting green and sand pit (Jeff Herrod to look into); pond signs (CDD); speeders at the entrance to Laurel Oak at main gate; adding recommended pressure washing phone numbers to the website and adding Social Committee photos to the website

Respectfully submitted,
Ellen Morgado, For the Secretary

These minutes were approved on 10/17/12

Frank Micallef
Signed

Frank Micallef
Printed Name