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Clarcona Resort Condominium Association, Inc.

NOTICE

REGULAR BOARD OF DIRECTORS MEETING

DATE: January, 10th, 2008

TIME: 7:00 P.M.

PLACE: RECREATION HALL

AGENDA:

- I. CALL TO ORDER: President, Bill Church**
- II. OPENING CEREMONIES**
 - A. Pledge of Allegiance**
 - B. Prayer: LORDS PRAYER**
- III. ROLL CALL: SECRETARY, Sheri Jessup**
- IV. READING OF MINUTES OF PREVIOUS MEETING**
- V. REPORTS:**
 - A. President**
 - B. Vice President**
 - C. Manager**
 - D. Treasurer's Report**
 - E. Committee Reports**
 - F. 1. AERC**
 - 2. Utilities:**
 - 3. CCC: Gerri Staples, volunteers needed.**
 - 4. Why Not News, Mary Lou Weaver**
 - 5. (Non-Committee Reports: Homeowners Forum, Sunshine Club, Neighborhood Watch)**

**Clarcona Resort Condominium Association, Inc.
REGULAR BOARD OF DIRECTORS MEETING**

Minutes, January 10, 2008

- I. **CALL TO ORDER:** A regular meeting of the Board of Directors of Clarcona Resort Condominium Association was called to order by President Bill Church at 7:02 p.m. on January 10, 2008, in the Clarcona Resort Condominium Association Recreation Hall, Apopka, Florida.
- II. **OPENING CEREMONIES:**
 - A. Pledge of Allegiance
 - B. Prayer: Lord's Prayer
- III. **ROLL CALL:** Secretary Sheri Jessup called the roll. Present were: Bob Albaugh, Bill Church, Tony Donato, Erich Hohm, Bob Leonard, Dave Shannon and Dan Sievers. Lee Adkison and Lenny Marote were absent.
- IV. **READING THE MINUTES OF THE PREVIOUS MEETING:** Motion by Dave Shannon, seconded by Tony Donato to accept the minutes of the December 2007 meeting. Motion passed unanimously.
- V. **REPORTS:**
 - A. **President:** Bill Church turned the floor over to Bob Albaugh. There continues to be interest in upgrading the front entrance by both Board members and residents of the Park. Perhaps the time has come. The price of construction could be within the range of our budget with the building trades currently in a recession. If we agree to take on this improvement project some areas will need exploration in the preplanning phase. We will need to check with the State to see how wide Clarcona Road will be. We need to check Contractors, Board of Zoning and plans and related costs, calculate the cost of the project to see if it's feasible. Discuss plans with residents and Board of Directors to evaluate their thoughts and ideas. To make these improvements we will all need to work together.
 - B. **Vice President:** Erich Hohm, No Report, However, we do need Violations Committee volunteers, sign up after this meeting.
 - C. **Manager:** Dave Shannon, See January 2008 Manager Report available in the office and printed in the February 2008 Why Not News. We are working on permitting the traffic control spikes at the front gate. There is still vandalism and theft in the bathhouses.
 - D. **Treasurer's Report:** Treasurer Tony Donato summarized duties and responsibilities of the Treasurer as defined in the Association By-Laws and reviewed the proposed Treasurer's Cash Management Plan. Report read and submitted. Dave Shannon and Dan Sievers commented on the Report.
 - E. **Committee Reports:**
 1. **AERC:** Mary Lou Weaver, written report submitted.
 2. **Utilities:** Mary Lou Weaver reported that water shut offs are being located and additional valves will be installed. Water will be shut off for at least 8 hours on March 18 for water tank inspection. Rain date March 19.
 3. **CCC:** Joan O'Toole, volunteers needed, written report submitted.
 4. **Why Not News:** Mary Lou Weaver, written report submitted.
 5. **Non-Committee Reports:**
 - i. **Homeowners Forum:** Bob Barrett, written report submitted.
 - ii. **Sunshine Club:** Faye Hohm, Feb. 13, 1:00 pm, Salad Luncheon in the Rec Hall.
 - iii. **Neighborhood Watch:** Tim Jessup, Guest Speaker Laura Lang, Safety Presentation at Jan 17, 7:00 pm Neighborhood Watch meeting.

VI. OLD BUSINESS

- A. Approve Sheri Jessup as assistant treasurer.** Motion Dave Shannon, seconded by Dan Sievers to approve Sheri Jessup as Assistant Treasurer. Motion carried unanimously.

VII. NEW BUSINESS

- A. Approve Derek Schroth, our attorney, as the Registered Agent.** Motion Dave Shannon, seconded by Bob Albaugh to approve Derek Schroth as our Registered Agent. Motion carried unanimously.
- B. Review & Approve Treasurer's cash management plan.** Tony Donato reviewed the Treasurer's Cash Management Plan and submitted a written copy. Motion by Dan Sievers to retain the TOPS Program. Mr. Sievers rescinded his motion as the Board of Directors has previously approved the TOPS Program. After questions and comments by the Board, there was a motion by Tony Donato to approve the Cash Management Plan with whatever modifications the Board wishes to modify it with and then have a motion introduced for each of those modifications. There being no second to the motion, Tony Donato stated that then the plan will die and we will simply operate by the By-Laws. Motion dies for lack of a second.
- C. Approve utility committee members Dan Sievers, Carl Vandergriff.** Motion by Dave Shannon, seconded by Bob Albaugh to approve Utility Committee members Dan Sievers and Carl Vandergriff. Motion carried unanimously. Dan Sievers abstained from the vote.
- D. Approve all 2nd violations to go to fining.** Motion Dave Shannon, seconded by Erich Hohm to approve all 2nd violations to go to fining. Motion carried unanimously.
- E. Discussion on violations, CCC, additional volunteers needed or a violation clerk.** Volunteering for the Covenant Compliance Committee (CCC) are Sharon Church, Ray Kugel, Tim Jessup, Bob Barrett, David Crossland and Jack Jordan. Volunteering for the Violations Committee are Shirley Kugel, Gigi Adams, Rina Schoen, Jo Skeens, Tim Jessup and Erich Hohm as the Director Representative. Motion by Dave Shannon, seconded by Bob Albaugh to approve the CCC and Violations Committee member volunteers. Motion carried unanimously.
- F. Discuss the budget.** The Budget is still being reviewed by the State.
- G. Discuss the Mini-Golf.** Motion by Dan Sievers, seconded by Dave Shannon to repair the carpet in the mini-golf area as needed, using Maintenance Staff and volunteers, not to exceed \$500 as budgeted. Motion carried unanimously.
- H. Discuss front entrance.** Need to check into grants available.
- I. Add item to Agenda.** Motion by Dave Shannon, seconded by Bob Albaugh to add an item to the Agenda, regarding the Shade property at Lot 352. Motion by Dave Shannon, seconded by Dan Sievers to accept the recommendation made by Taylor and Carl's to place a Creditors Caveat against Lot 352. Motion carried unanimously.

VIII. ADJOURNMENT

Motion by Dan Sievers and seconded by Bob Albaugh to adjourn at 8:52 p.m. Motion carried unanimously.

Prepared by Secretary:



Sheri Jessup, Secretary
Clarcona Resorts Condominium Association

Certified as approved: _____

Copy to: Lee Adkison, Bob Albaugh, Bill Church, Tony Donato, Erich Hohm, Bob Leonard, Lenny Marote, Dave Shannon, Dan Sievers

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VII. NEW BUSINESS

- A. Approve Derek Schroth, our attorney, as the Registered Agent.**
- B. Review & Approve Treasurer's cash management plan.**
- C. Approve utility committee members, Dan Seivers, Carl Vandergrift.**
- D. Approve all 2nd violations to go to fining.**
- E. Discussion on violations, CCC, additional volunteers needed or a violation clerk.**
- F. Discuss the budget.**
- G. Discuss the Mini-Golf.**
- H. Discuss front entrance**

VII. ADJOURNMENT