

Clarcona Resort Condominium Association, Inc.

REGULAR BOARD OF DIRECTORS MEETING

Minutes, April 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 7:00 p.m. on March 13, 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 Carl Vandergrift. Lee Adkison and Florence McNeill were absent. Florence McNeill will join the meeting via telephone for New Business.
- IV. **READING THE MINUTES OF THE PREVIOUS MEETING:** Motion by Bob Albaugh, seconded by Carl Vandergrift to accept the minutes of the March 2008 meeting as written. Motion passed unanimously.
- V. **REPORTS:**
 - A. **President: Bill Church.** The permit for the rec hall has been issued.
 - B. **Vice President: Erich Hohm.** In response to complaints by the owners and suggestions from the Homeowners Forum we hope to make more than just the physical changes at the gate.
 - C. **Manager: Dave Shannon.** Reminder to sign in and approach the podium to be recognized and speak. The cost of our rec hall improvements was \$248 for materials and another \$900.81 for drawings and permit. The permit application for the new office is still underway with Orange County.
 - D. **Treasurer's Report: Tony Donato.** Treasurer's Report read and submitted. As of March 31, 2008 there were seventeen (17) delinquent accounts.
 - E. **Committee Reports:**
 1. **AERC:** Mary Lou Weaver, Lot 501. Written report read and submitted.
Utilities: Mary Lou Weaver, Lot 501. Written report read and submitted. Dave Shannon stated that he and Bill Church went to Orange County and have written verification that a permit is not required for our drainage work.
Mr. Shannon also stated that the Florida Department of Business and Professional Regulation has found that the Association's method of determining the per kilowatt charge has been determined by both Progress Energy and the Public Service Commission to be appropriate and reasonable.
 2. **Why Not News:** Mary Lou Weaver, Lot 501. Written report read and submitted. Advertisers continue to subscribe.
 3. **CCC:** Bob Barrett, Lot 1307. Written report reviewed and submitted.

4. **Violations:** Gigi Adams, Lot 313. Written report read and submitted. Shirley Kugel, Lot 2914. Over 100 violations last month, only 17 went to fining, the rest were cleaned up.
5. **Non-Committee Reports:**
 - i. **Homeowners Forum:** Bob Barrett, Lot 1307. Written report read and submitted.
 - ii. **Sunshine Club:** Faye Hohm, Lot 115. Please participate in the writing contest for a free ice cream social from Edy's Ice Cream.
 - iii. **Neighborhood Watch:** Sheri Jessup, Lot 337. Methamphetamine Educational and Awareness presentation at the April 17, 2008, meeting.

Motion by Dave Shannon, seconded by Erich Hohm to add an item to the agenda, to approve the CCC fines and the letters. Motion passed unanimously.

Motion by Dave Shannon to accept the CCC fines that were read and the letters to be sent for next month. Motion passed unanimously.

VI. OLD BUSINESS

Earth Day is April 19, 2008; volunteers please meet at the sewer plant at 10am.

VII. NEW BUSINESS

1. **Request Attorney to seek Injunctive Relief against Gate Violators, for violation of by-laws.** Motion made by Bob Albaugh and seconded by Carl Vandergrift to request Attorney to seek Injunctive Relief against Gate Violators, for violation of by-laws. The following members of the audience were recognized and spoke: Jo Skeens, Lot 2828, Faye Hohm, Lot 115, Mike Parker, Lot 319, Ray Kugel, Lot 2914, Judy Parker, Lot 319. Florence McNeill joined the meeting by telephone at 7:42pm. After Board discussion, the motion passed unanimously.
2. **Consider Edward DeLoria or Eleanor Mashman to fill CCC position vacated by Florence McNeill.** Motion by Florence McNeill, seconded by Dave Shannon to accept Eleanor Mashman to fill the vacated seat on the CCC. Motion passed unanimously.
3. **Approve asking the Attorney for an opinion on where the Association stands on unit owners' asking for removal of the electric meter for non-payment by tenants.** Motion by Dave Shannon and seconded by Carl Vandergrift to approve the funds for an Attorney's Opinion. The following members of the audience were recognized and spoke: Judy Parker, Lot 319, Mary Lou Weaver, Lot 501, Bruce Benner, Lot 310, John Taylor, Lot 1314, Bob Barrett, Lot 1307. After Board discussion there was a roll call vote. Bill Church, Erich Hohm, Dave Shannon and Carl Vandergrift voted Yes. Bob Albaugh, Tony Donato, Bob Leonard and Florence McNeill voted No. The motion does not pass.
4. **Approve a resolution for writing off the 2007 undeveloped lots & foreclosed lots, per our Auditor.** Motion by Dave Shannon and seconded by Bob Albaugh to accept the resolution and sign tonight. Motion passed unanimously.
5. **Approve AERC Fence & Concrete criteria change.** Carl Vandergrift reviewed the AERC fence and concrete criteria changes. The following members of the audience were recognized and spoke: Bruce Benner, Lot 310, Rina Schoen, Lot 1205, Joe Carfagno, Lot 620, Mike Parker, Lot 319, Judy Parker, Lot 319, Jack Jordan, Lot 316, Bob Barrett, Lot 1307.

After Board discussion there was a motion by Dave Shannon and seconded by Bob Albaugh to send the criteria back to AERC to be more precise in the criteria. Motion passed unanimously.

6. **Approve funds for rental of Back Hoe.** The Board discussed the cost of weekly rental, if there is enough work for a week's rental, operator and budget concerns. The following members of the audience were recognized and spoke: Bruce Benner, Lot 310, Judy Parker, Lot 319. Motion by Tony Donato and seconded by Bob Albaugh to approve funds not to exceed \$1000.00 to rent a backhoe. Motion passed unanimously.
7. **Adopt a change in the Gate Rules.** Proposed clarifications and changes to Rules and Regulations, Article XVI, Section 3L presented by Erich Hohm. Motion made by Erich Hohm and seconded by Bob Leonard, "All residents and their guests are required to register at the gate. No unregistered guest shall be admitted from 10:00p.m. to 6:00a.m., unless previously arranged by Unit owner or resident with the gate attendant. (The admit list does not apply after 10:00p.m.) All residents shall accompany their guests when they leave the location they are registered to (example: To another Lot, To the Pool, To the Recreation Hall, To the Park, To the Store and all public venues on the premises) Residents are responsible for their guests. (Their actions and deeds) If guests are found unaccompanied by resident they came to see, they will be asked to leave and be escorted out of park." The following members of the audience were recognized and spoke: Shirley Swanson, Lot 335, Faye Hohm, Lot 115, Bob Barrett, Lot 1307, Judy Parker, Lot 319, Millie Morey, Lot 2118. After Board discussion the motion passed unanimously.
8. **Approve replacing the hot water tank in bath house #8.** Motion by Dave Shannon and seconded by Tony Donato to approve replacing the hot water tank in bath house #8. Motion passed unanimously.
9. **Consider replacement of existing front entrance sign and financing.** Motion by Dave Shannon and seconded by Tony Donato to turn this over to the AERC for consideration and recommendation. Rina Schoen, Lot 1205 was recognized and spoke. Motion carried unanimously.
10. **Accept Tim Jessup's resignation from Violations Committee and replace with Judy Parker.** Motion by Erich Hohm and seconded by Tony Donato to Accept Tim Jessup's resignation. Motion passed unanimously.

VIII. ADJOURNMENT

Motion by Dave Shannon and seconded by Bob Albaugh to adjourn the meeting at 9:08pm. Motion passed 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, Florence McNeill, Dave Shannon, Carl Vandergriff

POSTED

NOTICE

COMPLETED
03/24/08

COVENANT COMPLIANCE COMMITTEE

(CCC)

FILE

WILL MEET:

DATE: April 3rd, 2008 (Thursday)

PLACE: RECREATION HALL

TIME: 7:00 P.M.

Agenda:

1. Call to Order

2. Roll Call

Shearon Church, secretary

Ray Kugel

Tim Jessup, Chairperson

Bob Barrett

Dave Crossland

Jack Jordon

*LOT 351 Fire Reduced to
30⁰⁰ adm + 100⁰⁰*

3. New Business

202 Shankland 30⁰⁰ 50 @ day

326 Phillips - 30⁰⁰ + posted out 30 days

327 Shankland - 30⁰⁰ + 50 @ day

- 349 Laman** 30⁰⁰ fine / 14 days if not cleaned 50⁰⁰ a day
352 Shade skip fine NO ACTION
354 Dyson 30⁰⁰ fine posted out for 30 days
368 Camp 30⁰⁰ fine 50 a day
671 Pastore III 30 fine + meet guest at Gate
822 Gomez 30 fine + 50 a day
1117 Eagle skip no fine -
1206 Norteman Okayed not there 6 mo
2120 Massaro 30⁰⁰ adm fee no fine
2301 Young 30 adm fee + 100⁰⁰ fine
2400 Anzelon 30 fee + 50 a day
2511 Camp 30 adm if another letter back to CCC
2613 Paulson 30 adm fee no fine
2714 Lane 30 fee + 50 a day

CK per fine -
 100⁰⁰ ?

5. Adjournment