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Clarcona Resort Condominium Association, Inc.

NOTICE

REGULAR BOARD OF DIRECTORS MEETING

DATE: September 11th, 2008

TIME: 7:00 P.M.

PLACE: RECREATION HALL

AGENDA:

- I. CALL TO ORDER: President**
- II. OPENING CEREMONIES**
 - A. Pledge of Allegiance**
 - B. Prayer: LORDS PRAYER**
- III. ROLL CALL: SECRETARY**
- IV. READING and APPROVAL of MINUTES of the PREVIOUS MEETING**
- V. REPORTS:**
 - A. President**
 - B. Vice President**
 - C. Manager**
 - D. Treasurer's Report**
 - E. Committee Reports**
 - 1. AERC**
 - 2. Utilities:**
 - 3. Why Not News**
 - 4. CCC**

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5. Violations
6. (Non-Committee Reports: Homeowners Forum, Sunshine Club, Neighborhood Watch,)

VI. NEW BUSINESS

1. Discuss using a budget Committee or Board workshop on budget.
2. Change the Association's Tow Company to a local company.
3. Add to Annual Meeting Agenda, 2 Year Staggered Terms for Directors, per 718.

VII. ADJOURNMENT

Clarcona Resort Condominium Association, Inc.

REGULAR BOARD OF DIRECTORS MEETING

Minutes, September 11, 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 September 11, 2008, in the Clarcona Resort Condominium Association Recreation Hall, Apopka, Florida.
- II. **OPENING CEREMONIES:**
 - A Moment of Silence was held for victims of 9/11.**
 - A. Pledge of Allegiance
 - B. Prayer: Lord's Prayer
- III. **ROLL CALL:** Secretary Sheri Jessup called the roll. Present were: Lee Adkison, Bob Albaugh, Bill Church, Tony Donato, Erich Hohm, Florence McNeill, Dave Shannon and Carl Vandergrift. Bob Leonard was absent.
- IV. **READING THE MINUTES OF THE PREVIOUS MEETING:** Carl Vandergrift requested the reading of Item 3 of New Business from the August 14, 2008 minutes, for clarification of the costs of replacing the storm drain. The following item was read:
"3. Approve funds for replacing storm drain from street at Gate House, at a cost of about \$1,500.00 plus back hoe rental. This coincides with the dry wells to be installed, to help with storm water management. Carl Vandergrift provided information that it will cost \$1,300 to buy the pipe, \$100-150 for roadside drain box, drain lid for \$75-100 and back hoe charges for \$600-700. Dave Shannon states that the initial concept was to install pipe without a drain box but Mr. Vandergrift's opinion on these items is excellent, we need to add these. The drain box and lid are important for the collection of silt and leaves for removal so they do not go into the pipe. Motion made by Tony Donato, seconded by Bob Albaugh to approve up to \$3,000 for work as described by Carl Vandergrift and Dave Shannon. Motion passed unanimously."
Motion made by Tony Donato seconded by Florence McNeill to accept the minutes of the August 2008 meeting as written. Motion passed unanimously.
- V. **REPORTS:**
 - A. **President: Bill Church.** No Report.
 - B. **Vice President: Erich Hohm.** No Report.
 - C. **Manager: Dave Shannon.** The storm drain project has turned into more than anticipated, but the job is getting done. Maintenance is continuing work on tree trimming and will get back to street repairs.
 - D. **Treasurer's Report: Tony Donato.** Operating account balances are \$61,191 in Colonial Bank and approximately \$53,000 in SunTrust Bank. CDs are maturing and changes are being made to keep our earnings rate up.
 - E. **Committee Reports:**
 1. **AERC:** Mary Lou Weaver, Lot 501. Written report read and submitted.
 2. **Utilities:** Mary Lou Weaver, Lot 501. Written report read and submitted.
 3. **Why Not News:** Mary Lou Weaver, Lot 501. Written report read and submitted.
 4. **CCC:** Tim Jessup, Lot 337. Report read.
 5. **Violations:** Shirley Kugel, Lot 2914.
 6. **Non-Committee Reports:**
 - i. **Homeowners Forum:** No Report.
 - ii. **Sunshine Club:** No Report.
 - iii. **Neighborhood Watch:** Preparations are under way for a Halloween Haunted House. Candy donations and volunteers will be needed.

VI. NEW BUSINESS

Motion made by Dave Shannon and seconded by Carl Vandergrift to add an item to the Agenda. Motion passed unanimously.

Motion made by Dave Shannon and seconded by Florence McNeill to approve the fines issued by the CCC. Motion passed unanimously.

1. Discuss using a budget Committee or Board workshop on budget. Manager Dave Shannon stated that the changes to the proposed 2009 Budget are minor, including the addition of the water tank for eight years and adding mailbox replacement to the operating budget. Rina Schoen, Lot 1205, was recognized and spoke. Motion made by Tony Donato and seconded by Carl Vandergrift to have a Budget Workshop session with the Board members, allowing homeowner's attendance. Motion passed unanimously.

2. Change the Association's Tow Company to a local company. Manager Dave Shannon requested bids from five companies. Sands Towing is able to provide their service at no cost to the Association and will provide signs or stickers as needed. Motion made by Lee Adkison, seconded by Erich Hohm to accept Sands Towing Company. Motion passed unanimously.

3. Add to Annual Meeting Agenda, 2 Year Staggered Terms for Directors, per 718. Shirley Kugel, Lot 2914, Jack Jordan, Lot 316 and Rina Schoen, Lot 1205 were recognized and spoke. After Board discussion, a motion was made by Carl Vandergrift, seconded by Florence McNeill to add two year staggered terms to the Annual Meeting agenda. Motion passed unanimously.

VII. ADJOURNMENT

Motion by Dave Shannon to adjourn the meeting at 7:53 pm. Carl Vandergrift spoke of the differing opinions presented to him by residents regarding the neon open sign at the new office. Erich Hohm seconded the motion to adjourn at 7:56 pm. The motion to adjourn 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 Vandergrift

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC
AERC COMMITTEE

AERC Report to the Board of Directors September 11, 2008

During August 2008, 10 requests were submitted, 4 were approved; 1 was disapproved, but was resubmitted and approved if proper criteria was met; 1 needed an Orange County permit for work requested; 1 disapproved because of need of more information; 1 disapproved because the fence requested was already improperly installed – but the resident was advised of the proper installation of the fence; 1 disapproved because the shed requested was not on the approved list of sheds. Some of the committee members did a field trip after the meeting of August 20, 2008 to do research on the shed requested to be placed on the unit. List of resident requests for August attached.

The committee members are still discussing the correction of water flooding situations within the park. Maintenance have been available to assist where needed.

Plans for the sign at the entranceway are still being worked on by both AERC and Utilities – same members of both committees.

Placement and use of the radio station were discussed.

Respectfully Submitted



Mary Lou Weaver, Secretary

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC
AERC COMMITTEE

AERC Requests for August, 2008

August 06, 2008

1. Unit 316 – Jack Jordan

Request : Add a landing – Diagram and Material list provided

Disposition : Approved.

2. Unit 325 – Jeff Woody

Request : Tree removal – 5 dead trees

Disposition : Approved.

3. Unit 358 - Audrey Mihacy

Request : Fencing. Diagram but no material list submitted.

Disposition : Disapproved – need more information.

4. Unit 547 – Adrian Whitney

Request : 26'x6' Lattice Fencing – Had been approved on 7/23, but after final inspection by the committee, the fence must be changed to 4' height, and other specifications met in other areas as shown.

Disposition : Disapproved

5. Unit 634 – Rosado Raguel

Request : Fencing

Disposition : Disapproved – Need more information

6. Unit 731 – Giovanni Petrucci

Request : Tree Removal

Disposition : Need an application and Orange County permit for the carport with material list and diagram
Discussed under Old Business.

7. Unit 746 - Tracey Conena

Request : Golf Cart permit. Proof of insurance submitted

Disposition : Approved

Requests for August 20, 2008

1. Unit 358 – Audrey Mihacy (see discussion in old business notes above).

Request : Resubmitted request of 8/6/08 to install fencing. Diagram & Material list included

Disposition : Approved if proper criteria is met.

2. Unit 707 – Bob Swartz

Request : Workhorse Shed

Disposition : Disapproved. Not on list of approved sheds

3. Unit 769 – Dan Sievers

Request : Replace canopy over front door. Diagram & Material list included.

Disposition : Approved

Utilities Committee report to the Board of Directors September 11, 2008

During August, 2008, the committee spent additional time researching the problems of flooded areas in the park. This is a problem the committee is determined to reconcile in all areas for the comfort of the residents. You all may have been aware of the large piece of equipment near the office building. The work was started yesterday to rectify the flooding problem in that area entering the park. The Maintenance Department, Utilities Committee and Management were all involved in the project.

A new project for the committee is to work on ways to eliminate debris from entering the pool area. This could cut down on pool upkeep for chemicals and maintenance costs. Possibility of upgrading the use of the commercial parking lot and eliminating the use of the area the vehicles banned from the park.

A new sign at the entrance is still being worked on, with diagrams, proper placement and cost discussed. The water tank clean up was discussed and a decision to research the cost if a possible need of replacement is necessary.

Bill Church has informed the committee the Condo licensing is in. The committee is studying proper placement of the antenna and how the station will be used.

As reported in the September Why Not News, the committee has announced the decision that all residents are required to have an accessible clean-out for the sewer line from the units. Diagrams for the clean out line are available to any resident requiring them.

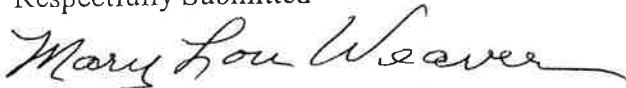
Respectfully Submitted,


Mary Lou Weaver, Utilities Committee Secretary

Why Not News report to the Board of Directors September 11, 2008

During September, the advertisement income for the Why Not News was \$375.00; the cost of printing was \$364.02, so during the summer months, we have remained "in the black". This cost was for 12 pages, which will increase by November when we start printing the sporting events of the park, plus the fact more copies need to be printed for the returned "snowbirds". Currently we are ordering 550 copies, so the cost of added copies and increased amount of pages to be printed will be increased. The pages to be printed are usually at least increased by 2 pages. Please help us, if you can, by requesting your financial contacts if they would be interested in advertising with us. Some persons are surprised at the amount of readers we have here. Well, maybe they only read the calendar and menu !! Jack has a way of drawing diners !!

Respectfully Submitted

A handwritten signature in cursive script that reads "Mary Lou Weaver". The signature is written in dark ink and has a fluid, connected style.

Mary Lou Weaver, Editor Why Not News

Minutes
Covenant Compliance Committee (CCC) Meeting

Date 09-04-08

Meeting called to order at 7:00 by Tim Jessup. The meeting took place in rec. hall.

Committee members present: Tim Jessup, Shearon Church, Ray Kugel, Jack Jordan

Minutes of the meeting held on 8-7-08 were (x) approved as presented, () approved as amended. The motion was made by _____ and seconded by _____.

Old Business: _____

- New Business:
- #338 Donna Cooper- no #s- Jack motion to put up green sign with #s on it and bill the home owner. Ray 2nd it, all agreed
 - #349 George Laman- junk on patio-\$30.00 admin fee, Jack motion no fines it has been cleaned up. Ray 2nd it all agree.
 - #414 Marisa Dawson- mold on unit. \$30.00 admin fee, Jack motion to give her 30 days to get it done. Shearon 2nd it all agree.
 - #474 Christy Crider- 3 cars on lot-\$30.00 admin fee, this matter has been taken care of. Ray motion to bring her back if 3rd car is parked there again. Shearon 2nd it all agree.
 - #626 S&E Enterprises- mold on unit- Jack motion to drop this matter because it was cleaned, Ray 2nd it all agree.
 - #642 John Bulecza- mold on unit-\$30.00 admin fee, Jack motion 100.00 fine Ray 2nd it all agree.
 - #671 Salvatore Pastore III- pickup camper on lot-\$30.00 admin fee, Ray motion \$50.00 aday up to \$1000.00 or removed off lot, Jack 2nd it all agree.
 - #822 Edilyn Grider- propane tank not hooked up-\$30.00 admin fee, Ray motion no fine it has been taken care of. Shearon 2nd it all agree.
 - #2015 Olan Cryer- skirting-\$30.00 admin fee, Ray motion no fine it has been taken care of. Shearon 2nd it all agree.
 - #2119 Phyllis Holliday- mold on roof, junk on patio-\$30.00 admin fee, Ray motion no fine Shearon 2nd it. all agree.
 - #2120 Joseph Massaro- mold on unit, junk on patio-\$30.00 admin fee, Shearon motion no fine Jack 2nd it all agree.
 - #2301 Judy Young- Jerry soliciting-\$30.00 admin fee, he is gone from the park. Ray motion if he comes back we will turn it over to the attorney. Jack 2nd it all agree.

Other Business: _____

The next meeting is scheduled for 8-7-08 at 7:00 in rec hall.

The meeting was adjourned at 7:29.

Respectfully submitted,

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COMPLETED
9/15/2008

CLARCONA RESORT CONDOMINIUM
ASSOCIATION, INC.

NOTICE

Board Workshop for 2009 Budget

September 22nd, 23rd, 24th, & 25th
MEETING AT 4 PM
RECREATION HALL

AGENDA; Discussion and preparation of Budget for 2009

All Unit Owners are invited to attend and give their input during the meeting.