

**Clarcona Resort Condominium Association Inc.**

**MINUTES**

**REGULAR BOARD OF DIRECTORS MEETING**

**DATE: TUESDAY, MARCH 13, 2012**

**TIME: 11:00 A.M.**

**PLACE: RECREATION HALL (3000 Clarcona Rd, Apopka FL)**

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**AGENDA:**

**I. CALL TO ORDER:**

**II. ESTABLISH QUORUM:**

Directors Present: Anzelon, Baugh, Botsacos, Bufalini, Cilio, Gibson, Hohm, Moore, Riggins

Directors Absent: None

Also Present: Manager Deidre Rick, Secretary Erich Hohm

There was a quorum.

**III. APPROVE (and ratify if required) MINUTES OF PREVIOUS MEETINGS:**

A. January 10, 2012 Regular BOD Meeting

**Motion:** By Bufalini, Seconded by Botsacos

I move the Board approve the Minutes of the January 10, 2012 Regular Board Meeting as written.

**Motion Passed:**

9 Yes votes

0 No votes

**IV. REPORTS (All reports must be submitted in writing):**

A. President: President Bufalini gave a report.

B. Treasurer: Treasurer Gibson gave a report.

C. Committee Reports

1. Activities: None

2. AERC: Chairman Botsacos gave a report.

3. Utilities: Chairman Botsacos gave a report.

4. Clarcona Gazette: None

5. Covenant Compliance Committee: None

6. Community Patrol: Chairman Botsacos gave a report.

7. Quality of Life: None

8. Association Owned Units Committee: Chairman Gibson gave a report.

**V. NEW BUSINESS**

A. Walkway from Rec-Hall to bath House 4:

**Motion:** By Botsacos, Seconded by Bufalini

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*Whereas*, the AERC Committee has recommended some modifications to the fence and walkway on the North side of the swimming pool; and

*Whereas*, the modifications will make it easier for people to get from the Rec-Hall to Bath House #4; therefore be it

**Resolved that**, the Association accept the bid dated January 21, 2012 from the David S. Smith Fence CO. for the fence portion and bid #CBC 038002 from JCS Concrete-Construction Inc. for the concrete, Deco-drain, curbing etc., portion. The bids are for modifications to create an improved walkway on the north side of the swimming pool; and be it further

**Resolved that**, the total cost of both bids not exceed \$7,000.

**Motion Passed:**

7 Yes votes (Anzelon, Baugh, Botsacos, Bufalini, Gibson, Hohm, Moore)

2 No votes (Riggins, Cilio)

- B. Define Association property lines for the 3 entrances into area behind pool:

**Motion:** By Botsacos, Seconded by, Gibson

*Whereas*, there are three separate entrances to the area behind the pool that the association owns (see diagram labeled Document A ); and

*Whereas*, the AERC has recommended that these entrances be more clearly defined (as to property lines and access); therefore be it

**Resolved that**, the Association erect split rail fences along both sides of the entrances (Entrance 1 is between Units 211 and 213/215, Entrance 2 is between Units 259 and 261, and Entrance 3 is between Units 235 and 237) from the respective roads to the approximate ends of the Unit lot lines as shown on Document A; and be it further

**Resolved that**, Association maintenance install the fences and that the cost of material and labor not exceed \$2,000.

**Motion Passed:**

7 yes votes (Anzelon, Baugh, Botsacos, Bufalini, Gibson, Hohm, Moore)

2 No votes (Riggins, Cilio)

- C. Define Association property lines next to Tract land across from Propane Tank:

**Motion:** By Botsacos, Seconded by Hohm

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*Whereas*, the area of tract land at the south end of the 2000 block has, for some 30 years, been used for association vehicular and pedestrian traffic; and  
*Whereas*, the current owner of the land, Mr. Modert, has changed its use creating a extremely dangerous and unsightly situation for the residents of the Park; and  
*Whereas*, the AERC committee recommends that the Association erect a fence along a portion of the Tract land to prevent some of the issues; therefore be it

**Resolved that**, the Association accept the bid dated 03-06-2012 from the David S. Smith fence Co to erect a 6 foot high, 55 feet long solid (can't see through) wood fence along the southeast arc abutting the tract land on the south end of the 2000 block ; and be it further

**Resolved that**, the total cost not exceed \$1,500.

**Motion Passed:**

7 Yes votes (Anzelon, Baugh, Botsacos, Bufalini, Gibson, Hohm, Moore)

2 No votes (Riggins, Cilio)

D. Association owned Units:

**Motion:** By Bufalini, Seconded by Gibson

*Whereas*, the Association has created a Committee (Association Owned Units Committee) to evaluate and report to the Board on how it should manage the Units the Association receives via the foreclosure process; and

*Whereas*, the Committee has not yet completed its total evaluation but does have a recommendation on a specific Unit; therefore be it

**Resolved that**, the Association fulfill the contract obligation it has with Mr. Jake Lounsbury on unit 1305 and sell the unit to Mr. Lounsbury for the \$8,000 he has offered as part of the rent to own section of his contract; and be it further

**Resolved that**, the sale be via a Quit Claim deed; and be it further

**Resolved that**, the Association change the deadline, to the May 2012 Regular Board meeting, for the Association owned Units Committee to submit its full report.

**Motion Passed:**

9 Yes votes (Anzelon, Baugh, Botsacos, Bufalini, Cilio, Gibson, Hohm, Moore, Riggins)

0 No votes

VI. **ADJOURNMENT:** 11:44 AM by Chairman Anzelon.

Secretary: 