

**VARSAITY LAKES
OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING**

**Monday, January, 8th, 2007 at 6:00 p.m. at the
County Library – Gunnery Road**

CALL TO ORDER & ESTABLISH QUORUM: Meeting was called to order at 6:10 pm. Present were Loree Guidobono president, Ginnie Pontarelli vice president, Greg Borek treasurer, and Annabelle Martin secretary. Barbara Provins director, was absent. Laura Strait was present as a representative from Sentry Management, Inc. Five Homeowners were also present

APPROVE PRIOR MINUTES: The approval of the minutes from December 11th, 2006 were postponed until the next meeting.

FINANCIAL REPORT:
Report given by Greg Borek as of January 7th, 2007

Motion: Ginnie Pontarelli made a motion to accept the financial report as given. Annabelle Martin seconded. **Vote:** All in favor.

OLD BUSINESS:

Updating Documents:

Glen Curtis (the head of the Document Committee) handed out note changes associated with Varsity Lakes Owners Association documents. They verified changes and questions asked in the Articles of Incorporation, Declaration of Covenants and By-laws. It was noted that the attorney will need to rewrite areas on liens and fines. Also discussed was the section on Motor Vehicles, Leasing, the Hurricane Provision regarding Storm/Hurricane Watch and what to do with Basketball hoops in the event of a storm.

The Board thanked Mr. Curtis and stated that it looks like what we are after.

The attorney will look at them next. A Special Meeting will be held for owners to vote on them. The changes will be mailed out prior to meeting so owners can look at them. They will be mailed twice, once before approval and then after they are recorded.

Mr. Curtis will be e-mailing these three separate documents to the board. He was thanked again for all his hard work.

Sheriff detail:

The deputies come on different days at different times. Annabelle Martin saw that one of them keeps a log on whom they see commit the violation –i.e. like running stop signs. They have been giving the owners a warning and will keep track of how many infractions occur.

Greg Borek would like to see a schedule or some type of incident report from the Sheriff's Department. The detail will be dropping down to two times a week. He did note that the invoice gives the deputy's names and times here.

The Sheriff detail is only here for security and done randomly. It was suggested to post this on the web site –the random scheduling. This was also listed in last newsletter.

Speed bump, etc.:

Steve Darby received from management a set of plans which were LCO approved and a development order which state the Speed limit is 25 m.p.h. These plans also state that during the months of

February/March/April that the preserves can be bush hogged. We need someone to survey the upland preserve for the markers in order to do this.

Don Guaetta spoke to Steve Darby today. He will be returning the DVD drawings at next meeting with the attorney. There might be a need to do a modification of the development order to include the speed bumps and for the widening of the gates. There may also be a need to apply for a permit.

An owner felt speed bumps do not work. He brought up the use of speed humps instead of bumps and stated that they can be spaced closer. The Board had looked at them before but found them to be too expensive.

There was a discussion on the litigation in progress which is regarding elevation and drainage problems, etc.

Don Guaetta reported that the three sets of speed bumps are a temporary measure for they can be removed. He also brought up previous accidents that have already occurred. An owner suggested a landscape island down the center of the road but the road is not wide enough.

It was decided to check with the Sheriff's department regarding legalities into parking at the front entrance.

The Boulders in front were placed to prevent breakage of sprinkler heads and prevent parking while waiting for school buses. This was also done because too many people parked there that did not even live there.

The Association has tried many times to get the bus stop moved but have been unable too.

Remotes:

An order for new remotes should be here by the end of the week. The company has been having a difficult time in finding the remotes. We can also ask Bo's Electric for them at an additional cost of \$6.00 each. There have been twenty-four replaced so far with another twenty-one still to be done.

It was decided that a time limit should be put on the return. It was then suggested to post a notice at each post box about replacing and give a time limit like March 1st. "If you have a non-working remote, please contact the board by March 1st." There was a further discussion on just what type of notice should be posted.

Update on law suit:

Don Guaetta reported that Attorney Bill Stockman's secretary stated the law suit was put on hold because of a meeting with Steve Darby. There is a need to come up with a firm quote of what the association's needs are. Lehigh Corp asked how much would it take to settle this case and then they would probably counter offer. They asked about settling sooner than the board had thought.

Status on gates:

When Bo's Electric was here to do repairs they discussed the use of arms in conjunction with the swing gate. A revised proposal was requested. Still waiting to hear back from Mike with Bo's.

We still have not heard from David Wright, the man who broke the gate in October. The Property Manager will send out another invoice to him.

Violations:

An owner still has hurricane shutters on. A violation letter will need to be written. Check on this Friday to find the house number. The property is located between Varsity Circle and Education Court.

NEW BUSINESS:

Owners letter:

An owner sent a letter to the board regarding his opinion on a few issues he has with the association. These issues had been discussed numerous times in past agendas, but were never brought up in the meetings by the owners. The letter was presented to the board via the management company. Some topics covered were the Sheriff detail, speed bumps and the boulders (see attached).

Next board meeting: The next board meeting will be Monday, February 5th at 6:00 p.m. at the County Library

BOARD COMMENTS: Loree Guidobono thanked all the homeowners for coming to the meeting.

Greg Borek asked all to think of what can or should be added to the bulletin board. He reminded all that it needs to be important items relating to the community.

ADJOURNMENT: Greg made a motion to adjourn the meeting at 7:35 p.m. Loree Guidobono seconded. Vote: All in favor.