

**Tampa Palms North Owners' Associates
Board of Directors Meeting Minutes**

September 26, 2011

Board Members

Martin Steele – President - Present	Gar Urette – Director at Large – Not Present
Maureen Meyering – Secretary - Present	Renynold Gosselin – Treasurer – Not Present
Craig Parrino – Vice President – Present	Cass Malloy – Condominium Associates- Present
John Kasper – Director at Large – Present	Dave Rathbun – Director At Large – Not Present

1. Call to Order

Meeting called to order at 6:02pm. Quorum was present.

2. Approval of Previous Minutes

Craig Parrino motioned approval of minutes, John Kasper seconded. Motion carried.

3. President's Report – Will present comments in old/new business.

4. Treasurer's Report – Will be covered in old business.

5. Landscape Committee Report –

The committee has consisted of Craig P., Gar U., Marty S. and Lisa Strange (designer and developer of plan). The design for Cypress Preserve was put out to 3 companies for bids. The costs were as follows: Cornerstone-approx. \$53,000 including upgraded irrigation and ecoturf, One Source- approx. \$10,500 with no upgraded irrigation or Ecoturf- \$35,000 with Ecoturf and Trees of Righteousness – approx. \$37,000 with ecoturf but no irrigation upgrade. All bids were more than board is willing to spend without further review. The committee will follow-up and will ensure the bids are commensurate with Lisa's plan. Designer has stated no additional irrigation is required along Cypress Preserve. The wooden gate is an eyesore and will be taken down. The cattle gate will be addressed in the future. The planning continues on alternative grasses along Cypress Preserve to include Bahia and Ecoturf.

6. Manager's Report

Cornerstone would still like to install two irrigation timers at price of \$2495. Board agreed the timers were old and new timers would improve performance of current system. John Kasper motioned approval for one timer to be installed, Craig P. seconded motion. Motion carried. The summer party was a huge success attended by over 250 people. Marty formally thanked Pepin Industries for providing the beer at no expense. The activities for children and adults alike, from face painting to karaoke, were enjoyed by all. The mini-grant from Hillsborough County Neighborhood Relations has been submitted. We are asking for funds to be used for solar landscaping lights. We are waiting for a proposal to replace 4 way finding signs in Tampa Palms Blvd and Palms Springs Blvd. The use of personal trainers in the gym has become an issue brought to the attention of club management. After extensive discussion, the Board directed the Club Manager to review policies, procedures, and gym etiquette regarding trainers, guests, and the use of equipment to ensure all club members have appropriate access. Intent is to have policies in place by January 2012. Budget meeting scheduled for October 17, 2011. Oxford resident sent letter stating she fell on sidewalk near Lawton Chiles School and twisted her ankle. She is requesting payment of her medical bills. Board directed manager to send documents to attorney for review.

7. Old Business

- a. Cornerstone "mule" – Cornerstone has hired a person to service our community for trash pickup, weed and ant control on Monday through Friday from 7:00am – 3:00pm. He will be on a cart that will be stored at Vista Grande at Cornerstone's expense.
- b. Drainage Issues on Common Area Streets- 67 drains on property. 19 areas in Tampa Palms were prioritized for drainage problems and were repaired in cooperation with the city. We will continue to view other areas.
- c. Sign Posts – All 18 posts have been moved from Cypress Preserve to Commerce Pkwy.
- d. Clean up of banks around ponds – 28 ponds. Debris around ponds and algae is improved.
- e. Club Tampa Palms Bank Loan – We tried to refinance the loan with Bank of Tampa. In the process it was discovered that penalty fee for the transfer of documents would be either a 1% of value or Yield Maintenance Fee whichever was higher. The Yield Maintenance Fee turned out to be \$254,223.60 vs. the 1% fee of less than \$25,000. Bank of Tampa advised us that it would be in our best interest to keep our loan with Banco Popular.

8. New Business

- a. Discussion of Cornerstone landscaping performance – Board received contract proposals from Cornerstone and One Source for review and recommendations. Cornerstone has had a lack of attention to detail. They do respond when asked. Board is looking for a pro-active approach and an up in the service. Cass and Marty have worked hard with Cornerstone and would like to see if they can live up to expectations. Board would like to see contract price tightened up.
 - b. Discussion of Cornerstone Aquatic Maintenance Performance – board will review proposals for renewal from Cornerstone and proposal from Aquatic.
 - c. Trademark License Agreement for Tampa Palms Logo – We have used same logo since Tampa Palms North was established. Tampa Palms wants us to sign a yearly contract for \$10 to use the logo that they originally used and have a trademark right. Board recommended not signing contract and having attorney look at request.
 - d. 2012 Mini-Grant Application – waiting to hear back.
 - e. The Pointe Shop Owners Request for Signage – Tenants at the Pointe requested Board assistance in the creation of additional signage for their businesses. Board recommended they coordinate their request with the owner of the shopping center to formalize their needs. The tenants were given guidance regarding the process for submission, the role of the ADMC and the City in approval of such requests.
 - f. Proposed 2012 Budget – Documents were provided to the Board members for review prior to the October 17, 2011 Budget Meeting.
 - g. Club Manager presented Board with a wish list of projects for both the interior and exterior of the Club. To include new playground and/or sunshade for playground, reseal of parking lot, interior painting of clubhouse. Board directed manager to prioritize list and be prepared to define funding sources within the current budget.
9. **Adjourn** – Meeting adjourned at 8:10pm. Next meeting will be the Budget meeting on October 17 at 6:00pm at Club Tampa Palms.