

Marston Shores Homeowners Association
Minutes
May 17, 2017

The monthly meeting of the Marston Shores Homeowners' Association meeting was held on April 19, 2017. Board members present were Vern Bullard, Jane Oberg, Michele Salisbury, and Sherry Benner. Brian Reid represented Management & Maintenance, Inc. Homeowners Deb Bullard, Mike Sims and Pat White were in attendance.

Jane Oberg called the meeting to order. April 2017 minutes were reviewed and approved as presented. Benner motioned, Bullard seconded; vote was unanimous.

ACC requests:

- Mike Simms - #42 – had several requests: (1) install clear polycarbonate panels over the existing wood pergola on the rear deck; (2) replace defective support framing (joists) of rear deck; (3) refinish existing 1 x 4 decking with Behr “DeckPlus” heavy-duty stain (matching existing standard deck stain color); (4) install a ceiling fan beneath the deck on the west side of the lower patio and (5) install security grilles on both doors opening to the lower patio. The ACC tentatively approved the requests subject to the submission of additional documentation and information (see attached letter from the ACC, written by Jim Carpenter). Brian Reid will contact the two neighbors for comments. Bullard motioned to approve the requests contingent on the additional information and documentation being provided, Benner seconded; vote was unanimous.

Decks:

Vern Bullard stated that John Phillips completed the back deck at #6. He is next scheduled for the back decks at #19 and #20. There are other decks that the owners have contacted Brian to have Vern and John evaluate to determine if anything will be done this year.

Maintenance Issues –

- The roof leak at #34 is completed. Brian has contacted Horn Brothers, and they have still not sent the Association a bill for this work. There is an additional roof leak reported at #32. Brian has forwarded the request to Horn Brothers.
- Brian has contacted two companies to bid the ceiling repairs at #41. Brian asked Vern if John Phillips would be interested in bidding as well. Vern will have John bid once the decks are completed.
- TNT repaired the gutters at #42.
- The chain by the cul-de-sac at Miralago has had two locks installed by the Miralago handyman. Mike Simms said there has been reduced traffic recently in that area.
- The windbreak wall between #7 and #8 need to be replaced. The Board toured the area and decided the wall could be replaced with a half wall, since only the air conditioner is being shielded.
- Paint was dropped off to units #41 and #42 for owners to do touch ups for ACC additions.
- The owners at #28, 31, 33 and 34 have requested replacements of their man garage doors. These will be addressed by John Phillips once the decks are completed for 2017
- The Board approved the repair of the siding on the back of #40 that was damaged by woodpeckers.

Landscaping issues –

- KC Services mows on Thursday and they water Wednesday night/Thursday morning. Brian will contact KC and see if this can't be changed so they are not mowing wet grass.
- Brian has received numerous responses to his letters about weeds. About half of the owners want the association to spray their areas, the other half want to maintain their own beds. Brian has forwarded the list to KC Services.
- Rain sensors have still not been installed
- Several landscaping issues at #21 will be addressed by the owner (additional rock and plantings by the side of the house). A tree between #21 and #22 in the landscaping bed will be trimmed by the Association.
- The hedge between #33 and #34 still needs attention.
- The owner at #9 has not responded to the Association's letters, nor has she cleaned up her back patio and rock area.
- The owner at #16 has no interest in maintaining the landscaping bed next to her home.
- Numerous additional work orders were added to the list

The financial statements were reviewed. The HOA ended April with \$78,319.48 in cash. The Association is under budget - part of the surplus is just a timing issue.

The Board said that a time frame needs to be set for the owner that is appealing her late fees. The Board would like the owner to set up the hearing by the next meeting.

Brian discussed changing the rules and allowing for a daily fine for an owner that is not responding to multiple requests over six months to clean up their back porch. The possibility of a daily fine will be discussed at a later date.

The board discussed the possibility of getting new mailboxes. Several concerns were brought up:

- The Association does not own the property across the street where the mailboxes currently are. If the owner of the property denies our request for one or more group boxes, will the owners be OK with moving the boxes over to the south side of Stetson?
- The USPS is no longer paying for the installation of new group boxes. The post office has very specific parameters for cement pads for mailboxes. The more boxes the owners want the more costly the cost will be incurred. Will the owners want their mailboxes like they currently have them – directly across the street? Are owners willing to have one box in a central location that everyone will have to walk to?

A lot of questions need to be answered before the Board can determine costs and see if a project like this is favorable.

Brian said that many of the owners were not in favor of installing a fence along the west side of the community to block out the neighbors from Miralago.

There being no further business, the meeting was adjourned.

Respectfully submitted
Brian Reid, Managing Agent