

HOA of Lynn Lake Meeting Minutes

Date: Thursday November 16, 2017 7:03pm-8:14pm

Location: Hillsborough County Sheriff's Office District III

7202 Gunn Hwy Tampa FL 33625

Meeting was advertised and posted at both billboard signs at Lynn and Anderson Road / advertised on community website too.

Board members present: Kathi Saputo- Board President, Irene Perez-Vice president, Tina Sage-Secretary

Murray McGilveary- ENSUVI Property Management Inc.

I. Management Update

- A. Fence issue at home (#1---) discussed as it is not fixed. The fence is not level and rotten wood is observed. ACC to be notified. It was noted that the EPC supersedes the HOA and can do an inspection. Inspection to include measuring distance from fence to waterline. ACC to check into updated codes.
- B. Monthly violation inspections were discussed. Murray noted that there are currently 47 violations. As of December 1st it will be 30 days since violations were sent out. December 1st there will be another inspection. Community member Tim Reed noted that there is a fungicide spray called "Spray and Forget" at home depot that can clean mildew off driveways, sidewalks, etc.
- C. Twenty four community members approved sending/receipt of emails.

II. Treasurer's report

- A. Treasurer was not present to provide information on delinquent dues or account balances. Proposed budget will be completed by Tuesday 11/21/2017 and to be mailed out by December 1, 2017.

III. Old Business

- A. Governing documents committee not present to provide an update.
- B. The board has received several bids for replacing standing and/or floating dock. Marine & General contractor for \$10,381.00, Bay Dock for \$24,296.00 - \$27,412.00 and Tampa Dock & Seawall for \$21,452.00.
- C. Bids for new dock were presented and a motion for a floating dock was approved. President motion to approve bid from Marine & General, unanimous approval from board. Tim Reed agreed to do a walk through with contractor from Marine & General to review dock plans.
- D. Board president discussed sprinkler system update and presented quotes. Gary from Suncoast irrigation repaired and re-piped 30 rotors this week along the inside of Anderson wall and 16 pop ups for \$675.00. A quote for \$3470.00 with a 15 year

warranty was provided for the community irrigation system. Looking to put system in island to put landscaping there. This area to be inspected. Discussed having a lock box for the water system. Board president called All Phase Irrigation. Discussed possibility of using a well system. Discussed necessity of additional funds to be placed into wall reserve account for reparations. Discussed adding landscaping to break up the wall in common areas.

- E. Security cameras have met statute of limitations. \$1,000 deductible. Security company needs to be called to inspect and fix cameras. Discussed the option of recommending Arlo cameras for individual homes versus use of security cameras at entrances as this will just show people or cars coming through entrance and won't show actual crime occurring which is not helpful. Discussed cancelling insurance for cameras and looking into having insurance for the dock. There is no record of dock ever being insured since it was initially built.

IV. New Business

- A. Discussed landscaping companies/ bids and determined Medscapes was a good choice (\$1055 per month; 12, 660 per year). The tree stump in common area is to be removed either Friday or Monday. The tree across the street from the dock is to be removed due to damage to wall. Request for arborist to inspect.
- B. Discussed adding small signs that state "no parking on grass" and use of a parking permit for the dock area. HOA will look into possibly having a local towing company to use as a towing company for unauthorized vehicles parked.
- C. The board agreed to put 3 "No trespassing" signs by the dock to deter outsiders (one on each side by the private residences and by the gate entrance)
- D. Discussed revision to community meetings- from monthly to quarterly. Motion for 1 meeting per quarter was approved starting in 2018 (Feb., May, Aug., Nov., and a budget meeting in Dec.). Elections will be held the beginning of May 2018.
- E. A budget meeting to adopt the 2018 budget will be held. The proposed budget will be mailed by December 1st 2017.

V. Residents questions and concerns:

- A. Tim Reed noted that he has some lawn damage from the tractor used by landscaping company. Board president will communicate this to Medscapes for them to repair damage.

Next meeting: Friday December 15th at 7:00pm.

Signed:

Gene A. Lee
Wm

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