

# **GCVHOA BOARD MEETING**

## **Held March 11, 2002**

The March Meeting was called to order by President Sharon Ferguson, at 7:00 PM. After the pledge of Allegiance, Roll call was taken by the Secretary. Five (5) Board members were present including Sharon Ferguson, Chad Reid, Genevieve King, Ted Strass, and John Groeneveld. Henri Van Lent and Bob Jackson were absent. The minutes of the Special Meeting and February BOD meeting were read and approved. John read the financial report and it was approved as read. The date for the April BOD meeting was moved from April 8<sup>th</sup> to the 15<sup>th</sup> to permit the 30 day notice of a vote by the property owners.

### **Old Business**

The fence or railing at step in front of the clubhouse was discussed again and tabled until next meeting to check out all options.

Marvin Blanchard asked the Board for approval to clean up the West side of the property by the entrance on Andre and asked if he could purchase waders. The cleanup was approved and the waders were not.

Rhonda **King requested the Clubhouse** via email to the Secretary for Sunday April 14<sup>th</sup> between 8:00 AM and 5:00. The board approved the request.

**Joe Miller's request to paint his driveway** gold was denied. Joe made a point that everyone should request approval from the architectural committee before beginning any project and that there should be punishment if the rules are not followed. The committee working on the changes to the park documents will be addressing that problem before the annual meeting.

Bruce Van Arnam reported price quotes for the **proposed sign** for the entrance at Andre from Seabyrd Signs, Action Signs and "Lick Um & Stickum" He also presented costs to repair the existing sign. The sign was tabled until next meeting.

Ted reported result of bids for the **leaking roof on the clubhouse**. One bid was received outlining 2 ways to fix the problem. The roof was tabled until next meeting.

The **Copier** was discussed again and was tabled until next meeting.

**The Patio and Roof for Grill area** was discussed and the committee responsible for getting bids and supervising the construction was given the go ahead. That decision was based on the advise of both Mr. Tankle and Attorney Don Payton that this capital improvement did not require a special assessment and did not require the approval of 75% of the voters.

## **New Business**

Ken Spann outlined the proposed **changes to the park documents**. They include changes to R-9 creating a 55+ community as well as changing the 75% to majority of votes cast to make changes to the documents. It was noted that a Official ballot, letter of notice of the vote, a proxy voting form would have to be mailed out and received by residents by March 9, 2002. The voting procedure will be changing making it easier and less confusing for members to vote. After a motion by Sharon, seconded by Ted, the board unanimously approved that the recommendations of the committee be sent to the members and a vote would take place at the April Meeting.

John Groeneveld reported that the **insurance for the patrol car** has increased again ant asked the board if he should continue to pay for the insurance. He reported that the company responsible for security at the Sheer Industrial could provide security here. In the future, we should make a decision either to keep the car, have a security company come in on a scheduled basis or consider other options. A motion was made by Ted and seconded by Chad that we continue to pay the insurance until a decision could be made about security. All board members agreed.

Sharon motioned that the board provide Chad with **a replacement cartridges** as it will be required to print up all the documents in color that has to be mailing to all the park residents. The motion was seconded by Ted and approved by the board.

John motioned to adjourn the meeting and was seconded by Ted and the meeting was adjourned at 8:30 PM.

Chad Reid  
Secretary

### **Notes: Attorney visit**

A document is on file signed by 5 board members confirming the telephone OK to have a conference with **Attorney Don Payton** in New Port Richey, on Monday March 11<sup>th</sup>, after repeated fruitless attempts to reach attorney Tankle. The conference confirmed that the voting documents and proposed changes were legal and that the roof by the kitchen did not require the 75% approval of the members only majority vote. The first half-hour was free and the second half-hour was billed at \$100.00 (his normal fee is \$200.00 per hour). Board members Sharon and Chad, as well as committee chairman, Ken Spann were impressed with Attorney Payton's knowledge, presence and accessibility. A decision will be made in the future as to which attorney the board will use.