

Meeting Minutes

GREENSPRINGS WEST OWNERS' ASSOCIATION, INC.

Advisory Committee Meeting

Monday February 23, 2009

I. CALL TO ORDER

The meeting was called to order at 6:50 PM. Present were David Drexler (property manager), Tony Licata (chairman), Fran Dragone, Tom Gainey, Jonathan Jaruseski, Jim Kalemba (secretary), Carl Pautlitz and Bob Oliver (developer representative).

II. HOMEOWNER FORUM

The following homeowners were present: David & Dodie Lowman, Tim Saumier, and Janie Lisagor.

1. David & Dodie Lowman and Tim Saumier: Problems still exist with flooding from the main pond. Homeowners wanted to be sure that the Advisory Committee does not take ownership from the developer (April 2010) until the water issue has been addressed. At the annual community meeting, Dodie was promised a report from the developer with regards to this issue. Bob Oliver (developer representative at the meeting) outlined the fixes that have already been implemented. For example, the riser structure has been lowered a foot based on the engineers design, the dam structure has been raised, and the emergency spill way was measured and determined to be correct. (Windsor Ridge South). Bob indicated the punch list has been completed and the next step for the developer is to deliver the as "built drawings" to the County. According to conversations between county reps and Dodie, there are additional problems that still exist.
2. Discussed the problems with the new retention pond in section 6. Last year the pond was treated for algae. Bob Oliver stated the developer will watch for algae issues. Also, there are no plans for a fountain for that pond.
3. Advisory Committee requested a schedule of actions planned by the developer for ponds and surrounding common property. Dave to communicate the request to the developer.
(Action-Dave)

III. REVIEW & APPROVE MINUTES

There were no minutes from the previous Advisory Committee meeting since there were insufficient committee members present to conduct the meeting.

IV. COMMITTEE REPORTS

Architectural Review Committee (Carl Pautlitz)

- Three new applications have been submitted and approved in the last 2 months.

Social Committee

- Next event is the Mardi Gras.
- Funds for 2009 events have been requested. However, the 2008 financial report has not yet been provided to the Advisory Committee. Carl to get report. (Action-Carl)
- A quarterly report is to be provided effective immediately. David to communicate this request to the social committee. (Action-Dave)

Website (Jon Jaruseski)

- Continue the practice of posting Advisory Committee minutes to the web site once approved by Advisory Committee.
- The minutes from the annual meeting will also be posted to the web site once approved by the HOA Board. (Action-Dave)

Swim Team (Louise Mokszanowski)

- No report this month.

Neighborhood Watch (Tina Kopher)

- Tina Kopher has volunteered to be the new chairperson.
- Need to get list of Neighborhood Watch team members for the Advisory Committee. (Action-Tony?)

V. UNFINISHED BUSINESS / ACTION ITEMS

1. Manager's Report (key items discussed)

- a. Having success in collecting back fees when homes are sold.
- b. Douglas Aquatics – safety act. Dave to request additional information before making a decision on the safety changes that need to be implemented.
- c. Douglas Aquatics – fees went up 15%. Dave to ask for justification for increase.
- d. Dave to get another price for pump work.
- e. One of the clubhouse AC units is not working. There is a lease that states that the developer is responsible for maintaining the facility. Dave to formulate letter to developer.

2. Clubhouse Rental

- a. Effective immediately, fee for rentals is being increased to \$100.
- b. Dave is finalizing the checklist. (Action-Dave)
- c. Carl to make arrangements for cleaning services after the events. (Action-Carl)
- d. Adding statement to rental agreement that the resident renting the clubhouse needs to be present at all times. (Action-Dave)

VI. NEW BUSINESS

1. New Clubhouse Chairs

- a. Dave to investigate. (This would come out of reserve funds) (Action-Dave)

2. Well

- a. HOA has approved proposal to drill well.
- b. Drilling to start within a week.

3. Clubhouse Entrance

- a. Discussed putting a flag pole for front of clubhouse.
- b. Dave to get quotes. (Action-Dave)

4. Greensprings Plantation – Emergency Response

- a. Tony attended an emergency response committee meeting that has been implemented at Greensprings Plantation. Tony was very impressed with the extent of this response team.
- b. GSP asked if we wanted to join their team. The Committee decided this is not the right time for us to join due to many other upcoming activities.

5. Garden Club Grant

- a. The garden club is applying for a grant from JCC for improving entrance flower beds.

6. Main Entrance Changes

- a. Carl discussing with a local landscape architect to get a plans for the entrances.

VII. ADJOURN

The meeting was adjourned at 9:00 PM.