

Ashton Palms Homeowners Association Inc.

Board of Directors Meeting Minutes
Tuesday, June, 20 2017 6p.m.

Proof of Notice: Notice was properly posted on June 16 2017.

Quorum: A quorum was present; Saul Landesberg; Joe Herbert and Susan Schneider. Also in attendance was Brian Rivenbark from Sunstate Management Group.

Approval of minutes: A **MOTION** was made by Saul and seconded by Joe to approve the minutes of the May 30 2017 Board meeting with corrections noted. **MOTION PASSED UNANIMOUSLY.**

Unfinished Business:

Front gate Lock: Saul reported that the pedestrian gate lock on the east side of the entrance is working but the one on the west side is not. Brief discussion followed regarding the lock. Brian stated that he will get the locksmith out to repair or replace the lock.

Main Gate codes: The Board raised the question that if the gates were kept closed on a permanent basis how will USPS, UPS and FED EX can enter. Brian stated he will ask the gate installer if they already have codes. If delivery companies do not have the code they will have to be provided one.

Pond Lighting: Brian stated that he had called the fountain installer to inspect the light on the fountain and he stated that the algae had covered the lens and prevented the light from shining through. Susan asked how often the pond is treated for algae. Brian stated that it is treated monthly or on an as needed basis. If there is excessive algae then Brian call the pond maintenance company and they make a special order to treat.

Reserve fund: Saul noted that the reserve fund was inadequately underfunded. Brian stated that at the request of CalAtlantic, Sunstate management prepare a deficit funding request to replace the shortfall of the reserve fund. The Board asked Brian if the roads are public or private Brian stated that since it is a gated community the roads are most likely private.

Association umbrella policy: Brian presented the quote for the umbrella policy. Saul stated that it was a good quote and the Association will need an umbrella policy. A **MOTION** was made by Saul and seconded by Joe to accept the proposed umbrella policy from the Associations insurance agent. **MOTION PASSED UNANIMOUSLY.**

Web Site: Brian received a quote from Sunstate's web master to create a web site at \$25.00.

A **MOTION** was made by Joe and seconded by Susan to accept the creation of the Ashton Palms website. **MOTION PASSED UNANIMOUSLY.**

Right of Way behind Island Queen Ct: Saul presented a map from the Sarasota County Property Appraiser's office showing the ownership of land for Ashton Palms and the right of way on the west side. The property line extends into the ROW giving Ashton Palms a right to access in order to maintain the common fence. Lengthy discussion followed regarding the ROW. Brian will send a letter to Ashton Manor requesting the gate code for the locked fence at the entrance to the ROW.

Billboard sign for postings: Brian presented a quote for \$1400 to have a billboard sign installed in the common area in order to post agendas and other Association correspondence. The Board agreed that the quote was too high and discussed other options. Joe agreed to look into getting a price for a sign that can use a dry erase marker.

Sod in Common area: Brian presented the quotes from PDL to repair the damaged sod and irrigation install in the mailbox common area and the west side of the front entrance. Brian reported that CalAtlantic had agreed to replace the sod at the mailbox with Bahia but not pay for the irrigation installation. This is according to the original plan of the community. The developer also stated that the front entrance sod is HOA responsibility due to the irrigation valve being turned off. Lengthy discussion followed. The Board agreed to have Brian contact CalAtlantic to relay to them that they will need to contribute more to the irrigation install at the mailbox common area.

Meeting was adjourned at 7:34 PM

NEXT MEETING: TBD