

Draft Copy

GRAND PARK 2015 ANNUAL MEETING

BOARD OF DIRECTORS MEETING MINUTES

NOVEMBER 12, 2015

The annual meeting of the Grand Park Community Association, Inc. was held on Thursday, November 12, 2015 in the Dunnellon Pubic Library. President/Director Greg Jamison called the meeting to order at 10:30 AM; present were Directors Tim Collins and Officers Cathy Whealton, Vice President, Linda Jamison, Secretary. Nancy Browall, Treasurer was absent due to a family emergency. CCW representative Robert Whittingham was also absent. It was established that the necessary quorum of 23 was met with 20 homeowner lots and 26 proxies for a total of 46. Proxies and attendance sheets are attached to the minutes.

John Wynne led the Pledge of Allegiance.

New residents – the Johnsons and the Elwoods were introduced.

Linda Jamison read the minutes of the 2014 Annual Meeting, which were approved as read, all in favor.

The Treasurer’s report necessitated the approval of the 2016 budget due to the increase in regular operational fees. There was a motion and second to increase the member annual dues to \$245 per year to assist with our normal operations.

Treasurer’s Report		2015	2016
Revenues	Dues	\$15,933	\$16,599.34+
	Developer Cont.	2,898	2,891.11+
	Total	\$18,831	\$19,400.45
Est. Reserve Balance*		46,214	tba
Estimated Expenses		18,596	19,015
Actual Expenses 10/31/14		18,540	tba
Annual Dues OWNER		235	245
	Developer Cont.	145	145+

*Reserve balance includes Road, Sign, Engineering report, DRA and Contingency Fund

During the discussion phase Greg had Paul Marraffino give his road report to show why we would be needing to increase the road reserves annually.

Paul had done a report in November 2014 to see what costs we would be facing to have Grand Park roads redone. Copies of this report are attached. If the roads lasted 15 years with repaving due in 2019 we would need an additional \$96,133 with 2015 reserves of \$51,355 for a total of \$147,000.

If they were not repaved until 2024 we would need an additional \$9,613 PER YEAR. Paul then presented an option of having the road SEALED with black tar. Estimated costs \$10,000.

There was a lot of discussion if there were other options. Tim Collins suggested looking into a “cut and patch process” to just fix areas not up to par. Alice Kennedy suggested charging an impact fee or a weight limit on trucks if they are harming our roads. John Wynne had contacted the county years ago and they said they DON’T seal the roads as it is not effective.

After this discussion the new 2016 budget was approved for start in January 2016 with the additional 89 cents added to the increase in the road reserves.

It was then motioned, seconded and approved for a Roads Committee, headed by Paul and Greg to continue researching options with a summer implementation if approved to seal the roads.

President’s Report by Greg Jamison encouraged all present to make sure we have up to date contact information, including phone and email information. We try to communicate to the entire neighborhood and don’t want people to be left out. Our website of GrandParkNotes.org has copies of our Covenants and we suggest everyone be familiar with them.

Painting houses, removal of trees, construction of retaining walls, pools and wells all need Design Advisory Board approval (see Don Molter).

Greg gladly reported that only the Clauss house on 194th Ave is unoccupied now. It will be auctioned later in November.

Greg attended the RSPOA meeting this week and mentioned that they were suggesting dropping the night time security due to expense. Joanne Marhefki (on the POA Board) reported that there was enough money THIS year to continue 24/7 security. But next year would be another story.

The Landscaping Committee report was also done by Greg.

The front entrance and island was redone last spring by All Terrain, adding lights and plants on either side of the entrance, in addition to more roses at the mailbox area. Now the Landscape Committee needs to monitor the new plantings. Jim Mcelhaney maintains the 194th Ave by mowing, edging and trimming some of the trees along the street. Cathy Whealton also cleared the island along 82 Pl Rd near the mailboxes as well as washing the mail boxes. We’d like to thank them for their unsolicited efforts.

Unfortunately we incurred a lot of expense with trees this year. One fell in the DRA near Hwy 41 and another on the commons at SW 196 Ct Rd by lot 7. Trimming of the oaks at the entrance to allow the ligustrum bushes to thrive was also necessary. We will be switching pest control companies from Florida Pest to General Spray in 2016, so our new entrance can be kept up properly.

Greg also has promised to look into a light for the mailbox area. Most likely it would have to be solar as there is no electricity there.

Don Molter gave the Design Advisory Board report – There were 6 houses approved for repainting, 2 tree removals, 1 new pool and 1 retaining wall and 3 relandscaping projects approved.

Decoration Committee-, Alice Kennedy-2 wreaths were placed on both sides of the sign. New LED lights were added in 2014 and there in money in the budget for more. The ligustrum bushes may get new hedge lights for this holiday season.

The Sign and mailbox report was given by Cathy Whealton. The front sign was cleaned twice this year, as well as the mailboxes. They also pressure washed the concrete at the entrance and around the mailboxes. Greg thanked Cathy and Linda for removing the skunk vine near the mailboxes, also.

Rich Osterholtz gave the Block Party report. Our Spring 2015 Block Party was well attended (about 70 people) and those who came had a very good time and their fill of food and drink. With all the contributions from the neighborhood the final cost was less than \$30 to the budget. It was suggested our next Block Party be in the Spring of 2016. A committee will be formed to take care of this, with Rich and Linda Jamison as co-chairs.

The Insurance report was not given as we had not received the information yet.

OLD Business- Storage and Research of Records- this committee is ongoing with Paul Marraffino.

NEW Business- there were recent concerns about school age children canvassing residents for support of their schools. As we are getting younger families moving into Grand Park we wanted safety to come first. It was suggested that RESIDENTS' children inform the President BEFORE a fundraising event so he could put out a memo to the neighborhood of the dates involved. Any resident who didn't wish to be disturbed could notify Greg and he would let the children know which houses to skip.

Joe Olson asked that the Nov. 21 Dunnellon Art Show be publicized so we could encourage the area to participate in the first Community Art Display, including Alice Kennedy and Joe's creations.

Nominations for Board Members- Tim Collins, Greg Jamison and Nancy Browall have expressed their willingness to continue serving in their present capacity for Grand Park. A motion was made and seconded and they were approved.

Nominations for Officers –President – Greg Jamison, Vice President – Cathy Whealton, Secretary – Linda Jamison, Treasurer – Nancy Browall. The above were approved.

Motion to Adjourn was made, seconded and all in favor at 12:03.

Respectfully submitted,

Linda Jamison, Secretary

Committee sign ups

Decorations – Alice and Don Molter, Cathy Whealton

Entrance Sign/Mailbox Committee – JD and Cathy Whealton, Julie and Mike Cross, Mary Elwood, Jack Johnson

Roads – Paul Marraffino, Greg Jamison, Larry Loffedo, Jim Elwood

Landscaping – Carol O'Connell, Mary Elwood, JD Whealton, Jack Johnson

Block Party – Rich Osterholz, Linda Jamison, Jim Elwood, Ruth Olsen