

**GARDENS OF FOREST LAKES CONDO ASSOCIATION
BOARD OF DIRECTORS MEETING
December 7, 2016**

The meeting of the Gardens of Forest Lakes Condo Association Board of Directors will be held as follows:

Date: Wednesday December 7, 2016

Time: 7:30 PM

Place: Bay Management office
2445 Tampa Rd. Suite B
Palm Harbor, FL 34683

Agenda:

1. Call meeting to order establish quorum. Janet calls meeting to order at 7:40pm
2. Proof of meeting notice - confirmed
3. Approval of minutes from November 2, 2016 Board Meeting approved at budget meeting.
4. Treasurers report – N/A

Old Business:

1. New Lighting – Concerns: power supplies. Patrick will contact the vendor with our questions on solar beautification lighting (landscaping), and for the stairwells.
2. Pet Waste Stations – Sections selected and we will put the stands in without concrete.
3. Palm Tree Trimming – Scheduling for December 10, 2016.

New Business:

1. Owner/Tenant Ratio – 56 owner occupied and 104 renters. No action at this time.
2. Dog Bite – Attorneys are handling the case. Patrick is going to request to get a copy of the police report from the sheriff's office.
3. Stairs – Vanita motions to go forward with the repairs, Natalia seconds all in favor
4. Pets – Vanita requests that going forward a (one) copy of all violation letters need to be presented to the board at every board meeting.
 - a. Vanita motions to increase the weight limit to 65 lbs on all dogs, Janet seconds, Natalia yes, Rahn and John say no.

5. Master HOA Fence Paint Request – John to ask Master HOA about what can be done about the look of the fence... varnish/paint.
 - a. John has asked master HOA about removing the dead palm tree. They are working on it.
6. Capital Improvements
 - a. Vanita – Breezeways (flooring) and drainage for plant sections under breezeways.
 - i. Patrick to get vendor brochures at the expo, but we should get a quote.
 - ii. Need quote on the clearing of the drains.
 - iii. Patrick to get three quotes
 - b. Natalia – Dumpster gates need to be replaced (getting a quote to see our options).
 - c. Natalia – Unit numbers are not visible at night (lighting might help).
 - d. Rahn – Updating the mailboxes, replace the mailboxes with new boxes from the post office.
 - e. Rahn – place benches around the community.
 - i. This has been done before, caused issues and had to be removed
 - f. Rahn – repaint the numbers, stripes and the speed bumps
 - g. Janet – mulching quote
 - i. Sable hedges are not being trimmed, Patrick to ask TLC to make sure.
7. Sodding Mound on Camphor – getting a quote to remove the old root causing the mound. Janet stated that Phil already bought the tree to be placed on the mound (Norfolk Pine).
8. Maintenance Schedule – Need to have the property manager visit the property more often.
 - a. Need to have a more experienced maintenance person on the property.
 - b. Rahn to put a list together of future improvements we expect to see from the management company and things to continue to do well.
 - c. Patrick to get the list of issues from Jared corrected (get estimate from Jared)
 - d. Patrick needs to request work orders for the maintenance guys not just a phone call for requests above their daily tasks.
 - e. Patrick needs a check list on a weekly basis to grade the property and make sure everything is as it should be.
9. Irrigation Well –Patrick to call the city about the reclaimed water and looking into a well system.
10. Need Dave to look into how much water the bushes are actually getting (measurements needed). Need to see if the sprinklers are reaching all the required areas.
11. 139F pipe leak – need to find out about insurance.

Natalia Motions for meeting adjourn 10:28pm
Next meeting: January 18, 2016