

WISTERIA PARK HOMEOWNERS ASSOCIATION
C/O Argus Property Management Inc.
2477 Stickney Point Road #118A, Sarasota, Fl. 34231

Board of Directors Meeting

Monday February 27th, 2017
West Manatee Fire and Rescue Annex
6417 3rd Avenue West
Bradenton FL

MINUTES

DIRECTORS PRESENT: Bob Harcourt, Mike Zelle, Gail Larose, Donna Burbidge and Steve Moyer. Steve Brockenshire was present for Argus Property Management

CALL TO ORDER: The meeting was called to order by Mike Zelle at 4:02pm

DETERMINATION OF QOURUM: It was determined that a Quorum was present and that proper Notice of the Meeting was posted in accordance with the Statutory Requirements.

1. Approval of the Minutes of the Board Meeting held on December 19th, 2016, January 23rd, 2017 and February 7th, 2017. A motion was made by Gail Larose and seconded by Donna Burbidge to approve all the said Minutes. The motion carried unanimously.
2. **Officer reports:** There was no report from the President or Secretary. The Treasurer Bob Harcourt provided an overview of the Bank Balances.
3. **Committee report:** A report was provided for the Eastside Landscape. There has been improvement although there has been a proposal that the fiscus be trimmed to six feet. The walk around report of February 22nd, 2017 was discussed and is to be posted on the web site. Steve Moyer provided a Hardscapes report. He confirmed that Jim Wilson has continued to repair items and the County replaced two stop signs. Mike Zelle provided a report concerning the pool repair. Currently, LaPensee is attempting to determine the problem with the auto over flow tank. With respect to the ditch over flow, it was felt it would be appropriate to wait for the County to make the necessary repair.
4. **Managers Report:** Steve Brockenshire provided his report. It would appear there is some confusion among residents as to West Bay changing the irrigation settings. A list of the new settings will be posted on the web site. The issue of colored mulch was raised and Gail Larose reviewed the Document Standards and it would appear that colored mulch is inappropriate.
5. **Homeowners Comments:** There were 12 owners present and the items raised before the Board included trash bins and the distance between them, cleaning the ponds and pool security. There is a mailbox repair required at 8803 18th Ave. NW which is to be sent to Jim Wilson for repair.
6. **Old Business:** Rule changes concerning moving pods and fruit trees were presented. Mike Zelle made a motion to adopt these rule changes and the motion was seconded by Steve Moyer. The motion carried unanimously. The changes are to be posted on the web site. Violation procedure was presented by Mike Zelle in draft form and he made a motion to adopt the violation form and cover sheet which was seconded by Donna Burbidge. The motion carried unanimously.

Bob Harcourt provided the Board with an overview of security around the ponds. He recommended the acquisition of up to eight (8) signs to be posted in areas around the ponds. A motion was made by Mike Zelle and seconded by Steve Moyer to authorize Bob Harcourt to order eight (8) signs. This motion carried unanimously. Mike Zelle made a motion to authorize Bob Harcourt to contact a surveyor to assist with the possible perimeter fence extension. The motion was seconded by Steve Moyer. The motion carried unanimously.

7. **New Business:** Bob Harcourt reviewed the budget numbers which supports a refund of East Side Landscaping expenses for 2015 and 2016. Bob Harcourt made a motion to approve the \$84 refund to East Side Homeowners. The motion was seconded by Donna Burbidge and carried unanimously. It was suggested that this be included in the Newsletter in order to keep the West Side Homeowners advised.

A report concerning those items not currently insured but included in the Appraisal was discussed. Steve Moyer and Steve Brockenshire are to review this with the Atlas Agent and report back to the Board.

A Reserve Study is to be ordered.

The continuing evaluation of Property Management was discussed with Gail Larose drafting guidelines to be used for the interviews. Mike Zelle proposed that the interview teams be established as follows: Mike Zelle and Bob Harcourt will interview Argus Property Management, Gail Larose and Steve Moyer will interview C&S, Bob Harcourt and Steve Moyer will interview Resource Management and Donna Burbidge and Mike Zelle will interview Sunstate.

8. The next meeting will be March 27th, 2017. Mike Zelle made a motion to adjourn which was seconded by Steve Moyer. The motion carried unanimously.