

Lonestar Ranch
BOARD OF DIRECTORS MEETING
03/12/2020 07:00 PM
Pasco Safety Town
15362 Alric Pottberg Road
Shady Hills, FL 34610

Agenda

- **Call to Order / Establish Quorum / Roll Call**
 - President Chris Sabila: Present
 - Vice President Mike Misserville: Present
 - Treasure Tony Alonso: Present
 - Secretary: Jim Leuze Present
 - Director at Large: Katie Holland present

- **Financials**
 - The financials were mailed out on 3/9/2020. YTD budget is \$19,201 so far we have brought in \$31,686. Resulting in a variance of \$12,485.00 brought in from collection since the last meeting.
 - Reserves: Actual \$45,000 compared to \$37,000

- **Collections**
 - There are 17 accounts currently in collections, that is compared to 21 accounts in collections since last meeting in February.
 - Delinquent 90+ Days: 2 accounts
 - Delinquent 60+ Days: 0 accounts
 - Delinquent 30+ Days: 18 accounts

- **Violations**
 - Total of 43 violations in community
 - There is a home with furniture in the lawn. It was agreed upon that we use Pair of Jacks to remove the furniture and charge the homeowner for the removal.
 - Keith will note violations and will start by sending a letter on all violations. Review the violation schedule at the next meeting and update as needed.

- **Managers Report**
 - **Update from Aquagenix on the fountain repairs**
 - After several conversations the repairs have been made that are needed for the fountain to function. It was found during the repairs that there was a leak in the float, there is a new float on the way and once it arrives it will be repaired. They also added lighting to the fountain as well.
 - **Southwest Florida Water Management District Inspection**
 - This was completed by Aquagenix.

- **Approval of the February 12th 2020 meeting minutes.**
 - It was motioned to waive the reading of the minutes and was motioned by Treasurer Tony Alonso and there was second from President Chris Sabila, all members were in favor of approval, motion passed.
- **ARC form recommendation and approval**
 - President Chris Sabila asked what was changed from the current documents. The Director at Large explained she took all the documents and combined them together to one cohesive form. One major addition was there are two options for a resident installing a fence on the sides. (Option a) is the standard 6ft cascading down to 4 feet or (option b) is if the resident obtains permission from owners of neighboring property that they can keep the 6ft high fence on the sides to the back fence which then needs to be 4ft picket style. Also, President Chris Sabila asked about clarification on what rough stucco constitutes, it was explained by Director at Large Katie Holland and Secretary Jim Leuze explained that this pertains to homes in the later phase of the subdivision that were painted in a 3 color scheme. Approval of the forms was tabled till next meeting, as there were some concerns that some of the items in the forms are not correct and need to be verified prior to approval.
- **Violation Schedule and Policies for violation of rules and regulations.**
 - It was discussed to review the current schedule that is posted on the HOA website and make sure it complies with our rules, regulations and covenants, due to lack of documentation from previous boards. It was brought up by a resident that in the past there were exceptions made such as in the townhome section in which residents were allowed covers for commercial vehicles that did not comply with the rules, regulations and covenants for the HOA. It was explained that there is no documentation of this approved by the board so the violation schedule needs to be reviewed and approved so there is consistency in the community for violations both in the TH's and SFH's. This policy would cover, parking, violations of pets, pools, basketball hoops, lawncare and other areas subject to violations.
- **Plot Plans and Discussion**
 - At the meeting in February there was conversation about a possible park in the neighborhood. There was discussion that the area to possibly add the park was off Canyon Blvd and is labeled Tract A book of records by the county. So more investigation would need to be done and possibly it would need to go to the attorney for further review and judgement.
- **Landscaping Concerns change in Landscaping Vendor**
 - Review the bid for the addition of flood lights to the marquee, clean out of the east entrance replacing grasses and landscaping, also cleaning out the center island of where the marquee is located and the same on the west. President

Chris Sabila made a motion to approve and present. Director at Large Katie Holland brought up that in previous meetings we were table this till unresolved work and other issues like the sod replaced in the TH's that has not been resolved with FCG were resolved.

- Vice President Mike Misserville let the board know that he had a conversation with Mike from FCG to resolve all issues in the TH's. It would need to be broken into portions, as it would not be cost effective to do everything at once. Also, prior to moving forward with this the irrigation system would need to be evaluated and repaired as there are no drip lines for the shrubs, there are broken sprinkler heads. Then replace shrubs and then sod.
 - It was further discussed and Keith from Ameritech, let us know that Mike the owner of FCG said the reason we had issues with sod replaced last year was one irrigation, to pest control and also lack of fertilization. Secretary Jim Leuze mentioned that back in our walkthrough with Mike from FCG he mentioned that previously there were areas that were replaced and after 30 days did not take and would be replaced under warranty. Keith then mentioned according to Mike from FCG that this was why we have had sod issues in the TH's. Keith also mentioned there were areas that were supposed to be sodded and were not as well.
 - A resident of the townhomes addressed the board that since 2010 she has not had good grass.
 - VP Mike Misserville then mentioned that Mike from FCG would have to refer to his charts and decide what would be covered under warranty now that so much time has passed.
- **Townhomes landscaping concerns**
- President Chris Sabila recommended that due to all the issues with the landscaping in the townhomes, we receive bids from a couple vendors, have them go and determine what needs to be replaced and repaired, such as sod, shrubs, irrigation and then in on shot have handle the project in whatever time is needed to complete the project. Then we take that cost and then what the monthly impact fee will be to the townhomes. President Chris Sabila also recommended we bring in the TH residents and have a majority vote or the board can decide if there is no turn out.
 - a) There was concern by a few of the townhome residents, and it was explained that for it to be fixed this is what would need to be done and the cost would be absorbed by the TH's residents, as the cost is not the responsibility of the SFHs. The residents brought up they have paying for it and it was explained that we as the current board can not reverse something that has already happened all we can do is move forward and fix it, and if the board does fix it then the cost would be assessed to the townhome

residents. Also, a resident asked about fixing the islands that have been discussed about being renovated for the last few years.

- It was decided that Keith would obtain quotes as President Chris Sabila recommended for the confines of the townhome area and also get with Mike about the warranty sod areas.
- Motion was made by Chris Sabila to have FCG to clean up and restore the front entrance way. Motion was quashed and it was agreed upon to table the decision to decide on a new possible new landscape vendor. The board will await a quote from a third vendor for yearly landscaping. Also obtain quotes from the two other vendors bidding on yearly service to the community for restoration of the front entrance way that FCG has already quoted. The board will then reconvene for a brief meeting to discuss the quotes and make a decision. Then after the vendor is awarded the contract and the work in the front entrance way is completed and they have started servicing the community. The board then will ask for pricing to address renovating the landscaping in the townhomes as discussed earlier in the meeting.
- **Monument Restoration**
 - The monument will be cleaned and painted in April, along with cleaning and painting all the columns that are on the common fence along Canyon Blvd.
- **Pool Furniture was delivered and now at the pool area.**
- **Feral cat and feeding stations**
 - Recently there has been complaints by residents about feeding stations and an increase in feral cats in the neighborhood. It was found that there was an agreement with the previous board from 2017 for the state TNR program. It was noted in the document that it was allowed for trapping of the feral cats in the evening after sunset and that the resident that had undertaken this project would remove all traps and any animals by 8:00 AM the next morning. The resident though has recently set up feeding stations in an area of the community. This was not part of the agreement and had been removed numerous times. The resident also asked to be compensated monetarily for feeding stations that had been removed over the past few weeks. In the documentation there also was a release and waiver of liability, that the association would not be responsible for any costs.
 - Motions by President Chris Sabila to send a letter to cease and desist. There was a second by Secretary Jim Leuze and all other members were in agreement and the motion was carried.
- Gate Repairs in Townhomes

- There is malfunction of a component at the back gate of the townhomes which is not allowing residents to enter or exit through that gate.
- This also brought up discussion of who manages gate cards. There is a resident that has been managing the cards that is part of our fining committee for a few years and it was discussed to look at other alternatives instead of having a resident manage the gate keys.
- Motion to approve \$2015.00 to repair the back gate of townhome was motioned by Secretary Jim Leuze, there was a second by Treasure Tony Alonso and all other members were in favor and motion carried.
- **Pool Chlorination System**
 - Recently there was an inspection of the pool in the townhomes by the county/state. The pool previously had a system to add chlorine to the pool. At some point the system broke and was never replaced. Instead a fix was made to add chlorine tablets into the main drum by Pool Medix. So since the system was already in place in the past, the system needed to be repaired or replaced. Cost to replace the system is \$4000.00. There is funds available in the reserves for pool/cabana.
 - It was motioned by Chris Sabila to repair the system and cover the cost out of the Pool/Cabana Townhome Reserves, it was seconded by VP Mike Misserville and motioned passed.
- **Motion to adjourn the meeting was motioned by President Chris Sabila, was seconded by Tony Alonso, all other members were in favor and the meeting was adjourned.**