

Board meeting minutes for fiscal year 2007 (Oct. 1, 2006 - Sept. 30, 2007) are incomplete. July, August, September 2007 meeting minutes are missing.

Waterway Village HOA Board Meeting Minutes

6/12/07

Meeting called to order: 7:10 pm

Board Members Roll Call: Pres - John Kendall 1st VP - Paul Pugliese

Secr - Barbara Lewis 2nd VP - Mark Bolchoz

3rd VP - Richard Roth

Board Members Not Present: Tres - Carl Moritz

4th VP - George Arp

Residents Present: None

Reading of the Minutes: 5/15/07 Board meeting minutes written by Lewis were

unanimously approved.

Treasures Report: presented by Pugliese

Checking Account: \$ 6,338.43

ICW: \$ 862.59

CD: \$ 2,745.42

Total \$ 9,946.44

Checks written this month: Tequesta \$ 24

Lady Bug \$509

Dailey (survey) \$850

Enterprise Plumbing \$ 89.95

Fidelity Federal was bought out by National City. Therefore we will need new signature

cards and checks. Pugliese inquired with Bank of America and they are offering us a free

checking account and notary services. We unanimously approved to transfer the accounts

to B of A. We will open a safety deposit box. They will hold the CD until it matures and

then replace it with B of A.

Do we have enough money to get through the year? Not without the special assessment

of the \$100 per lot. We will get that mailing out by 6/30/07

Unfinished Business:

Water and Electric on Lot B - Code Enforcement

Mike Steinbrook reporting to the code enforcer that we installed the shower without a

permit. We were cited with a violation and have until June 15th to comply.

Pugliese got a survey from Dailey and Assoc for \$850, inspection and sign off from

Enterprise Plumbing for \$89.95. When he went to the county to turn it all in for a permit

they rejected it and indicated that they wanted to s/w zoning. He s/w code enforcer and told

him what had happened and we are waiting for further instructions.

Landscaping / Cohen

Roth – Someone is turning off the water and electric timer on the Seaview lot. He put two

locks on but it has still happened twice! Due to this, a few plants has died.

Roth – Cohen Commercial

James Bourassa – Property Manager

PO Box 223244

WPB, FL 33422

561-471-0212 Fax 561-471-5905

Cohen has agreed to pay half of the bill. (\$1004.50 divided by 2 = \$502.25)

Bourassa did not know that our side of the fence belonged to them and was their

responsibility!

Signage Update

Pugliese sent letter to County to request that they replace our stop, yield, and speed limit

signs (for free)

The Deputy Administrator indicated it was unlikely we would be turned down.

Pugliese fixed a few signs but most need to be replaced, not repaired.

Warning Letter for code violations

Bob Crocket has removed the car

Estate of David Burley, 3396 Pebble Place – Property has been cleaned up substantially.

Several residents got violation letters regarding their boats (Ray Roebuck)

Pugliese and Lewis will walk neighborhood and make a list.

Raise Dues

We need budget meeting

We need to collect the \$100 special assessment – letter will go out by June 30

Lewis and Pugliese will do a mailing to include:

Special assessment for \$100

All Board Meeting on the 2nd Tues at 7 pm at Lighthouse

WVPOA does not have official web site

Unauthorized WVPOA mailings

Someone turning off water and electric on Seaview

Lady Bug coupon

Sewers

Buddy Graff passed away a few weeks ago

His equipment is still at Swallowell's lot (corner of Basin and Waterway)

Sewer is up and running on lower Cove, Waterway, and Pebble.

Drainage

Bolchoz has 3 boxes with all the WVPOA documents including all the drainage studies that

were completed in 2002.

Problem starts at US Hwy 1 (Cohen and Tequesta)

Cohen Shopping Center is the original LOT A of Waterway Village, now annexed into

Tequesta.

Cohen admitted that they were responsible for our drainage problem because back in

about 2003 they wrote us a check for \$5,000, which we did not accept.

Bolchoz stated that th drainage has always been a BIG issue for WVPOA and feels that

most will be willing to spend the money to get it fixed. Estimated at \$100,000 would be

about \$1,000 per lot

If or when we repave, we must put a bigger crown in the street to force the rain water into

the lawns instead of just running down

Budget

We will work on the 2008 budget to include the following:

Reserves

Signs

Property Management Fee

Fence for Lot B

Web Site

Drainage

Attorney fees

Engineering fees

Construction fees

New Business:

George Arp has not been attending the meeting or participating. Bolchoz will speak with

him and find out if he would like to resign or get active.

Lewis will get a quote from Glenn Mangan for Property Management.

Next Meeting will be held: Board Meeting

Tuesday, July 10, 2007

7:00 PM

Lighthouse Restaurant

Meeting Adjourned: 8:40 PM

These Minutes approved on: _____

Waterway Village HOA Board Meeting Minutes

5/15/07

Meeting called to order: 7:10 pm

Board Members Roll Call: Pres - John Kendall 1st VP - Paul Pugliese

Secr - Barbara Lewis

3rd VP - Richard Roth

Board Members Not Present: Tres - Carl Moritz

4th VP - George Arp

2nd VP - Mark Bolchoz

Residents Present: Elaine Knapp

Reading of the Minutes: 4/5/07 and 4/30/07 Board meeting minutes written by Lewis

were unanimously approved.

Treasures Report: None

Unfinished Business:

Water and Electric on Lot B

Kendall asked if we were going to spend money on electric – no-it was tabled at the

General meeting on 4/30/07

Pugliese – Steinbrook turned us in for not getting a permit. April 23rd we got a citation.

Must get permit by June 15 or will be fined \$1,000. Need about \$850 for survey, \$200

plumber, \$150 permit fee

Water – done

Knapp – Why wasn't the shower installed in a different location adjacent to the sidewalk?

Jeff Nowicki (? Spelling) lives in Waterway and is a licensed contractor

Landscapers

Kendall – we did not have the right to put the bushes on Cohen's property

Pugliese – Walter to replace valve on south end of system

Roth- purchased lock for the electric

\$220 to replace south end valve and re-wire (\$60 parts + \$160 labor)

timer on sprinkler is OK per code due to water restrictions

Pugliese – Lady Bug doing a great job and saving us \$3600 per year.

Signage

Stop signs still in violation

Need special assessment to replace or repair them

Quote from Conceptual Designs

Stop = \$429 X 11 = \$4,719

Speed = \$421 X 4 = \$1,684

Yield = \$451 X 1 = \$451

Child at play = \$450 X 2 = \$900

Total for GOOD signs ==\$7,754

Quote for CHEAP signs

Stop = \$195 X 11 = \$2145

Speed = \$195 X 4 = \$780

Yield = \$195 X 1 = \$195

Children at play = \$195 X 2 = \$390

Total for CHEAP signs \$3510

e. Private Lot B sign = \$500

Waterway Village NEW signs

3 sheets of Marine plywood \$75 X 3 = \$225

2 X 4's \$4 X 12 = \$48

2 X 1's Cedar \$3 X 12 = \$36

Lettering \$3 X 140 = \$420

Paint \$100

Total \$850 for 3 WVPOA signs

Waterway Village Signs REPAIRED = about \$1600

Kendall – Do we need approval for the WVPOA signs – We all felt that we did not, it is

general maintenance

Knapp- Nancy Johnson and Jan Siles are resident artist

Garbage can for Lot B = \$600

\$8,000 in checking account – do we have enough to pay for the signs? Lewis and

Pugliese will review future expenses

Create Master Plan for Lot B and neighborhood

Warning letters for Code Violators

Burley has pressure washed driveway, exterminator, and gutters removed

Bill Crocket removed the car

Raise Dues

Pugliese and Lewis will review after next year budget is created.

Sewers

Cove done

Pebble Done

Paving

Table for now

Drainage

Stage 1,2,3

We need to walk neighborhood DURING rain to determine the extent of drainage problem

Go to Tequesta and Cohen to document the source of the water.

If we all had swales then we wouldn't have such a problem.

New Business:

Un-official mailings

Steinbrook mailed out voting Ballots for the last General meeting in April not allowed, inform residents in next mailing

Un-official Web site

Steinbrook has a web site that he is purporting to be the official WVPOA site We will budget for an official web site

Proxies

We will need to address this when we hire an attorney to review all docs

Special Assessment - will send out the end of June

Questionnaire – 41% responded, but need more response. Results of this questionnaire

will direct us to proceed to seek legal advise!
Next Meeting will be held: Board Meeting
Tuesday, June 12, 2007
7:00 PM
Lighthouse Restaurant
Meeting Adjourned: 9:05 PM
These Minutes approved on: 6/12/07

**Waterway Village HOA Board Meeting Minutes
4/05/07**

Meeting called to order: 7:10 pm
Board Members Roll Call: Pres - John Kendall 1st VP - Paul Pugliese
Secr - Barbara Lewis 2nd VP - Mark Bolchoz
Tres - Carl Moritz (left @7:50)3rd VP - Richard Roth
Board Members Not Present: 4th VP - George Arp
Residents Present: None
Reading of the Minutes: 1/9/07, 2/8/07, 2/13/07 & 3/15/07 Board
meeting minutes written
by Lewis and e-mailed to all in advance were unanimously approved.
Treasures Report: presented by Moritz
Checking Account: \$ 9,192.86
ICW: \$ 862.59
CD: \$ 2,745.42
Total \$12,800.87
Before the General Meeting on 4/30/07 Moritz, Pugliese, Kendall, & Bolchoz
will review
the budget
Unfinished Business:
Review POA docs – we will wait for the results of the questionnaire that was
mailed out to
all owners and to be discussed at the 4/30/07 General Meeting.
Water and Electric installed on Lot B Water
was installed 3/16/07 by Walter
Electric -
FPL provided estimate of \$484.91 for a drop from the pole
Richard Jones Electric \$2385
B.P. Electric \$2,270 (Pugliese, Roth, and Moritz have all used him before)
Walter will trench for \$940
Total will be \$3,695 – \$3,810
Hire new landscaper – Lady Bug
Improve signage –
Kendall will get bid from Absolute Signs
We are estimating the cost of 3 new entrance signs, stop signs, and electric
on Lot B to be
\$6,000.
We can have a special assessment of \$100 per owner for maintenance
without a vote.
Signs are critical due to safety.
Create master plan for Lot B –
will create a committee consisting of residents from various categories:
Family, Elderly,
Waterfront
Master plan should include the whole community, including Lot B
We will create another questionnaire to find out what owners what and what
they are willing

to pay.

Warning letter for code violations/Action-

Kendall has received a few calls from a code violation officer, not sure why.

He thinks it's

due to the replacement of the trees from the hurricane

Pugliese, Lewis, and Kendall will walk neighborhood and make of list of all violators.

Lewis will send a friendly reminder to all violators and simultaneously contact code officer.

Roth provided information about the estate of David Burley located at 3396

Pebble PI

Raise Dues

Sewers –

Sewer on Basin to Cove was completed 4/6/07

Pebble PI will be getting sewer next.

Over about half the owners on the western portion of Cove Rd do NOT want sewer.

Paving –

Lewis asked about dedicating the roads to the County

Bolchoz stated that the County does not want us and they want us to go into

Tequesta, but

we do not get any benefits from annexation.

Mike Steinbrook –

Bolchoz has received emails from Mike Steinbrook over the past few days addressing

several topics, including:

POA funds used to enhance landscaping owned by Cohen Commercial –

We replaced \$1,060 of Fiscis plants and will present our invoice to Cohen for reimbursement.

POA irrigation system used to water Cohen's hedge

We are watering from the well so the cost is minimal and we felt it was worth the few dollars

to keep the hedge looking nice since we were the ones that had to look at it!

Water work at Lot B performed by unlicensed contractor?

POA is private property and is not required to use a licensed contractor for the work that

was completed.

New shower at Lot B not ADA-compliant

Steinbrook shall provide the law where by requiring the POA to make the shower ADA

compliant

Are all Board members "all-year residents" per Article II, Section 1?

Board was unaware of this requirement. However Lewis has been building her home for

1.5 years and has been to the property daily. She will be moving in full time on 4/27/07.

Board made an exception!

ADA access to Board meetings is required -

Steinbrook shall provide the law where by requiring the Board to make the Board meetings

ADA compliant.

Steinbrook has been very vocal over the years. He stirs up complaints even though the

issues do not specifically effect him. We have had the last 2 Board meetings at the

Lighthouse just so he could attend, yet he did not. The likelihood of him using the shower

on Lot B are slim. The Board felt that if Steinbrook truly intended on using

the shower and wanted to attend the Board meeting we will make an effort to assist him but we were not going to, "Just Because"! The walkway is about 30-40' to the shower. Pugliese spoke with attorney Steve Sessa and is willing to represent the POA at no cost regarding the Steinbrook ADA issues. Sessa felt this was a "fractional effort on the part of one person" Pugliese and Bolchoz exchanges some words.
New Business:
WHO is getting mail?? Should be Moritz!
Next Meeting will be held: General Regular Meeting
Monday, April 30, 2007
7:00 PM (Board will arrive by 6:00pm)
Lighthouse Restaurant
Tom Sommerville will put signs out ONE week in advance (by 4/23/07)
Lewis prepared meeting notice, questionnaire, and code violation letter. Pugliese mailed it.
Lewis will send out e-mail 3/21 and a reminder on 4/23 and again on 4/30.
Meeting Adjourned: 8:20 PM
These Minutes approved on: _____

**Waterway Village HOA Board Meeting Minutes
3/15/07**

Meeting called to order: 7:15 pm
Board Members Roll Call: Pres - John Kendall 1st VP - Paul Pugliese
Secr - Barbara Lewis 3rd VP - Richard Roth
Tres - Carl Moritz 4th VP - George Arp
Board Members Not Present: 2nd VP - Mark Bolchoz
Residents Present: Tom and Kathy Sommerville
Reading of the Minutes: 3/6/07 Board meeting minutes written and read by Lewis and unanimously approved.
Treasures Report: presented by Moritz
Checking Account: \$14,236.88
ICW: \$ 862.59
CD: \$ 2,745.42
Total \$17,844.89
Landscaping bill to be paid in the amount of \$800.00
Plumber bill to be paid in the amount of \$675.00
Unfinished Business:
Water to Lot B - Pugliese
Was completed on 3/16/07.
Showerhead and a hose bid was installed on the dock and at the gazebo
Water has a 20 second shut off.
Must turn water on manually until electric is installed.
Electric - Pugliese
Being done for \$970.00 by Walter _____.
Dome light in gazebo
Light on gazebo shining towards the Intracoastal
Outlet at gazebo
Sprinkler on timer
Excludes 2 dock lights which we will replace with solar
George Rodriguez from FPL cannot take power from the light pole because

we need a 3
phase wire for a future toilet \$125. We need a pole and hand held for \$575.
Signage needed at Lot B - Pugliese
Rules and Regs
Time of usage (? 11 pm)
No parking without WVPOA sticker
For residents only
Age limit (? no one under 18 without parent)
Problem at Lot B – Kendall
Asked the Sommerville’s to talk about the problem at Lot B.
Gate does not lock – Moritz will get Shawn for price to fix
Need to drill a hole for a screw for the spring
?? if a large flood light would deter the kids
Need trash can with a lid
Kid climb over the fence
The fence needs repair
Master plan needed
Letter from Joe Sherpitis – Chief Structural Inspector 233-5096 - Arp
Waterway is required by PBC Commissioners to replace (3) 12’ Oaks trees
and (3) 12’
Tabebuia trees which were lost in the hurricane
Ladybug Landscaping will do this.
Code Violation Letter - Lewis
We reviewed the draft of the letter that will be sent out to all residents
asking them to
voluntarily comply with the code.
Steinbrook’s Driveway - Kendall
Approve with prejudice because WVPOA does not currently have a “general
plan”.
Ask if he would consider pavers or concrete as that is more conducive with
the proposed
general plan.
Raise dues -
Currently \$250
Propose \$350
Document revisions – Lewis
We reviewed the questionnaire that will be sent to all owners and will be
further discussed
at the 4/30/07 meeting
New Business:
Tax Returns – Lewis
No tax returns have ever been filed in 30 + years
Checked with 2 CPA’s and one property manager and all indicate that a tax
return must be
filed.
Moritz indicated the account was off by \$27.00 and it was decided that it
was not worth
paying hundreds of dollars for an auditor for \$27 missing!
Next Meeting will be held: General Regular Meeting

Monday, April 30, 2007
7:00 PM

Lighthouse Restaurant
Tom Sommerville will put signs out ONE week in advance (by 4/23/07)
Lewis will prepare meeting notice, questionnaire, and code violation letter all

to be mailed
by 3/20/07.
Pugliese will do the mailing
Lewis will send out e-mail 3/21 and a reminder on 4/23 and again on 4/30.
Meeting Adjourned: 9:23 PM
These Minutes approved on: _____

**Waterway Village HOA Board Meeting Minutes
3/06/07**

Place of Meeting: Lighthouse Restaurant

Meeting called to order: 7:10 pm

Roll Call: John Kendall Barbara Lewis Richard Roth

Mark Bolchoz Paul Pugliese George Arp

Residents Present: Jim McGrath

The purpose of this meeting is to identify some issues and/or items that the Board would like to propose to the membership to be added or changes as it relates to the POA documents.

Mark B – Expressed his concern that based on the Sunshine Laws (FL Statue 286), we

cannot all meet, without the meeting being covered as a legitimate "Board" meeting - which

includes minutes, and the public's right to attend. We know this because the POA was

sued for this very situation about six years ago. Knowing the substance of the meeting,

and knowing what kind of interest it will create, I had suggested the meetings be at a more

formal, spacious location, like the Lighthouse. There were several property owners who

wanted to attend the meeting tonight, but no one except Jim McGrath showed up.

Barb L – asked if we had filed a tax return. Mark B indicated that we have never filed a tax

return but do complete the annual report with the Secretary of State due by May 1st.

Barb will inquire with Romita at Joe Kempe's office.

Financials: General Fund = \$14,428.13

CD = \$ 2,745.42

ICW = \$ 862.59

Paul P – Code violators – Board agreed that the below would be the future procedures for handling code violators

Detection of Violation: Any resident that detects a property in violation shall contact

Barbara Goransson-Lewis, secretary of the Board, at 561-745-1225 or bgoransson@bellsouth.net to report such violation.

Courtesy Letter: The Board will send a courtesy letter to the owner giving them 15 days to comply.

Contact Code Enforcement Officer: If owner has not complied within the 15 days, then the

Board will contact the Palm Beach County Code Enforcement Officer.

Barb L will draft code violation letter to all residents!

Barb L. - The Board needs to get the communities feedback! We need to hear

what THEY want! Barb had a recent experience with another Board that she is on were the Board spent thousands of dollars in legal fees to draft changes to the POA documents and then when it went before the member nothing was passed. It was a complete waste of money and time! We will draft a questionnaire and get feedback before we incur legal fees to draft language!

The Board collectively came up with the following list!

Speed limit within WVPOA at 15 MPH

Stickers for all residents car windshield indicating that this vehicle belongs in WVPOA

All rentals shall be limited to no more than 2 times per calendar year

All renters shall register with the Board prior to occupancy- Registration form will be completed by tenant acknowledging receipt of the By Laws, Declaration of Restrictions, and PBC codes. Fee is \$25

All purchasers shall register with the Board prior to occupancy- Registration form will be completed by new owner acknowledging receipt of the By Laws, Declaration of Restrictions, Article of Incorporation, and PBC codes.

If any owner fails to register when they purchase or fails to register a tenant, the owner will be assessed a fine of \$100.00

Amend the By Laws, Article VI, Section 1, to read – Vote by proxy shall be allowed when

voted by a proxy holder present and shall be limited to no more than 2 proxies for any

NONE Board member.

Amend the By Laws, Article VI, Section 1, to read - All Proxy votes shall be directed to the

Board to vote.

Signs, including but not limited to for sale, rent, open house, shall be no larger than 18" X

24" and be made of professional quality. No home made ugly signs will be allowed.

Annual Meeting shall be held on the 2nd Monday in November (no change)

Amend By Laws, Article 1, Section 1, to read - Regular Meeting shall be held on the 2nd

Monday in March.

Amend By Laws, Article IV, Section 3 to read- The NEW Board of Directors will prepare

and approve an Association budget for the fiscal year, starting the first day of December of

each year, and will present and explain this budget at the Regular meeting of the

Association Membership in March of each year.

An Architectural Review Guidelines will be created to include such items as no asphalt

driveways, pavers preferred, no vinyl siding, house colors to be approved, new

construction must include a minimum of a 2 car garage and 2500 sq ft under air.

A combination code will be provided to all residents to turn on the lights on Lot B

Add an Estoppel Certificate. A certificate executed by any two members of the Board

setting forth the amount of any due and unpaid assessments with respect to a Lot (or the

fact that all assessments due are paid, if such is the case) shall be conclusive upon the

Board, the Association and the Owners in favor of any and all persons who rely thereon in good faith, and any Owner shall be entitled to such a certificate within ten days after demand therefore and upon payment of a reasonable fee established by the Board. (\$200).

Add to Articles of Incorporation IV - Owner will become a member upon completion of the registration form and payment of Estoppel fee.

Raise the annual dues to \$350.00 to fund community improvement, which are currently needed.

Barb L will draft a questionnaire regarding these changes to be handed out to the residents

on 3/15/07. .

Meeting Adjourned: 9: 00 pm

WVPOA Board meeting - Feb. 13, 2007

Place: Kendall residence

Meeting called to order 7:15 PM

Present: M.Bolchoz, J.Kendall, P.Pugliese, R.Roth, C.Moritz, G.Arp
(Secry. Barbara Lewis was absent)

G.Arp took minutes

Reading of minutes of last meeting: no minutes from last meeting

Treasurer's report: \$17,650.91 +/- in general checking account. ICW \$631 +/-, \$2500 CD

CM discussed mailbox and keys, daily pickup and insurance policy. MB has ins. policy and will transfer it.

Unfinished business:

1. Review association By-laws. JK to procure other documents to compare with ours. RR

upgrade just a little to allow PBC code enforcement to be more effective. MB existing Bylaws

should be reviewed and suggestions fielded at next meeting. GA save By-laws discussion for a separate meeting. JK set By-laws review for a dedicated meeting on

3/6/07 at a neutral location.

2. Follow up and finalization of water and electric to be installed at Lot B originally approved

at \$6500. PP water meter is installed by Tequesta. Local plumber quoted \$1250 (labor &

materials) for extending water line to the picnic shelter and pier with two hose bibs and a

shower head installed (locations TBD). Also included is the irrigation system and timer for

the Lot B sod and landscape outside the aluminum rail fence. The plumbing cost along with

checks already written by CM brings the total spent to \$5000 +/- . PP says no permits are

needed for this work. Electrical quotes have not been received. GA suggests we ask Lox.

River Dist. to provide sewer stub out at Lot B during construction. MB they should provide

it at no charge.

3. PP Landscape committee has received quotes for annual lawn maintenance: 3 bids of

\$9000, \$750 mon., and \$585 mon. Board agreed to award the low bidder (Lady Bug). PP

further stated he would hire some Guatamalans to repair the privacy fence along Seaview that our commercial neighbor refuses to maintain. Replacement of dead or missing ficus will be billed back to owner of Shopping Center. Plans include rocks to screen storm water pipe in the swale and bumper turtles at SW corner of Seaview and Waterway. PP invites concerned residents to assist him with these improvements.

4. Upgrade and/or replace signage to include WV entry signage, street signs (concrete columns), stop signs/speed limit signs. PP supplied several quotes and suggestions for all of the above. Much discussion centered on the look of the community. JK keep signs uniform throughout neighborhood. CM New hurricane resistant signs could cost thousands of \$\$ and may require a special assessment. PP Feels he has researched the signage thoroughly and it's time the Board made a commitment to show the rest of the community that we are a "proactive" Board. JK We will vote on signage at the next Board meeting.

5. Arrange special meeting for WV western homeowners: PP Eastern sewerage is slated to begin construction 3/3/07 and be completed by 3/24/07. PP is assisting LRD with location to mobilize sewer equipment and store pipe. Wants to know the owner of empty lot at Basin and Waterway. PP The Lox River Dist will not offer the opportunity to choose a gravity system, and gravity sewers cost more \$\$

6. PP Prizes were awarded in the Christmas Appreciation Contest. The Board needs to ante up a few dollars for awards shortfall.

7. Create a master plan for Lot B. JK suggested a master plan may already exist - will contact MB for original copy.

8. Dredging: JK dredging is needed to keep the inlet open. Working on a plan to present to the Board at a future meeting

9. Community problems: 6 boats not screened; 3 abandon cars. JK concern for the look of the community. RR suggests that we form a calling committee and bombard PBC Code Enforcement w/a barrage of requests for the removal of the violators. CM Give homeowners a friendly letter warning (to keep line of communication open). PP will contact Mr. Sessa (retired policeman?) to help us with compliance. JK Will call PBC Code Enforcement for advice and create a community "format letter"

9:15 PM JK Motion to adjourn, GA 2nd, all ayes

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6/12/07

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3rd VP - Richard Roth

Board Members Not Present: Tres - Carl Moritz

4th VP - George Arp

Residents Present: None

Reading of the Minutes: 5/15/07 Board meeting minutes written by Lewis
were

unanimously approved.

Treasures Report: presented by Pugliese

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Roth – Someone is turning off the water and electric timer on the Seaview
lot. He put two

locks on but it has still happened twice! Due to this, a few plants has died.

Roth – Cohen Commercial

James Bourassa – Property Manager

PO Box 223244

WPB, FL 33422

561-471-0212 Fax 561-471-5905

Cohen has agreed to pay half of the bill. (\$1004.50 divided by 2 = \$502.25)
Bourassa did not know that our side of the fence belonged to them and was their responsibility!

Signage Update

Pugliese sent letter to County to request that they replace our stop, yield, and speed limit signs (for free)

The Deputy Administrator indicated it was unlikely we would be turned down. Pugliese fixed a few signs but most need to be replaced, not repaired.

Warning Letter for code violations

Bob Crocket has removed the car

Estate of David Burley, 3396 Pebble Place – Property has been cleaned up substantially.

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Pugliese and Lewis will walk neighborhood and make a list.

Raise Dues

We need budget meeting

We need to collect the \$100 special assessment – letter will go out by June 30

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Sewers

Buddy Graff passed away a few weeks ago

His equipment is still at Swallowwell's lot (corner of Basin and Waterway)

Sewer is up and running on lower Cove, Waterway, and Pebble.

Drainage

Bolchoz has 3 boxes with all the WVPOA documents including all the drainage studies that were completed in 2002.

Problem starts at US Hwy 1 (Cohen and Tequesta)

Cohen Shopping Center is the original LOT A of Waterway Village, now annexed into

Tequesta.

Cohen admitted that they were responsible for our drainage problem because back in

about 2003 they wrote us a check for \$5,000, which we did not accept.

Bolchoz stated that th drainage has always been a BIG issue for WVPOA and feels that

most will be willing to spend the money to get it fixed. Estimated at

\$100,000 would be

about \$1,000 per lot

If or when we repave, we must put a bigger crown in the street to force the rain water into

the lawns instead of just running down

Budget

We will work on the 2008 budget to include the following:

Reserves

Signs

Property Management Fee

Fence for Lot B

Web Site

Drainage

Attorney fees
Engineering fees
Construction fees
New Business:
George Arp has not been attending the meeting or participating. Bolchoz will speak with him and find out if he would like to resign or get active.
Lewis will get a quote from Glenn Mangan for Property Management.
Next Meeting will be held: Board Meeting
Tuesday, July 10, 2007
7:00 PM
Lighthouse Restaurant
Meeting Adjourned: 8:40 PM
These Minutes approved on: _____

Waterway Village HOA Board Meeting Minutes
5/15/07
Meeting called to order: 7:10 pm
Board Members Roll Call: Pres - John Kendall 1st VP - Paul Pugliese
Secr - Barbara Lewis
3rd VP - Richard Roth
Board Members Not Present: Tres - Carl Moritz
4th VP - George Arp
2nd VP - Mark Bolchoz
Residents Present: Elaine Knapp
Reading of the Minutes: 4/5/07 and 4/30/07 Board meeting minutes written by Lewis
were unanimously approved.
Treasures Report: None
Unfinished Business:
Water and Electric on Lot B
Kendall asked if we were going to spend money on electric – no-it was tabled at the
General meeting on 4/30/07
Pugliese – Steinbrook turned us in for not getting a permit. April 23rd we got a citation.
Must get permit by June 15 or will be fined \$1,000. Need about \$850 for survey, \$200 plumber, \$150 permit fee
Water – done
Knapp – Why wasn't the shower installed in a different location adjacent to the sidewalk?
Jeff Nowicki (? Spelling) lives in Waterway and is a licensed contractor Landscapers
Kendall – we did not have the right to put the bushes on Cohen's property
Pugliese – Walter to replace valve on south end of system
Roth- purchased lock for the electric
\$220 to replace south end valve and re-wire (\$60 parts + \$160 labor)
timer on sprinkler is OK per code due to water restrictions
Pugliese – Lady Bug doing a great job and saving us \$3600 per year.
Signage
Stop signs still in violation
Need special assessment to replace or repair them

Quote from Conceptual Designs

Stop = \$429 X 11 = \$4,719

Speed = \$421 X 4 = \$1,684

Yield = \$451 X 1 = \$451

Child at play = \$450 X 2 = \$900

Total for GOOD signs ==\$7,754

Quote for CHEAP signs

Stop = \$195 X 11 = \$2145

Speed = \$195 X 4 = \$780

Yield = \$195 X 1 = \$195

Children at play = \$195 X 2 = \$390

Total for CHEAP signs \$3510

e. Private Lot B sign = \$500

Waterway Village NEW signs

3 sheets of Marine plywood \$75 X 3 = \$225

2 X 4's \$4 X 12 = \$48

2 X 1's Cedar \$3 X 12 = \$36

Lettering \$3 X 140 = \$420

Paint \$100

Total \$850 for 3 WVPOA signs

Waterway Village Signs REPAIRED = about \$1600

Kendall – Do we need approval for the WVPOA signs – We all felt that we did not, it is

general maintenance

Knapp- Nancy Johnson and Jan Siles are resident artist

Garbage can for Lot B = \$600

\$8,000 in checking account – do we have enough to pay for the signs? Lewis and

Pugliese will review future expenses

Create Master Plan for Lot B and neighborhood

Warning letters for Code Violators

Burley has pressure washed driveway, exterminator, and gutters removed

Bill Crocket removed the car

Raise Dues

Pugliese and Lewis will review after next year budget is created.

Sewers

Cove done

Pebble Done

Paving

Table for now

Drainage

Stage 1,2,3

We need to walk neighborhood DURING rain to determine the extent of drainage problem

Go to Tequesta and Cohen to document the source of the water.

If we all had swales then we wouldn't have such a problem.

New Business:

Un-official mailings

Steinbrook mailed out voting Ballots for the last General meeting in April

not allowed, inform residents in next mailing

Un-official Web site

Steinbrook has a web site that he is purporting to be the official WVPOA site

We will budget for an official web site

Proxies

We will need to address this when we hire an attorney to review all docs

Special Assessment - will send out the end of June

Questionnaire – 41% responded, but need more response. Results of this questionnaire

will direct us to proceed to seek legal advise!
Next Meeting will be held: Board Meeting
Tuesday, June 12, 2007
7:00 PM
Lighthouse Restaurant
Meeting Adjourned: 9:05 PM

These Minutes approved on: 6/12/07

Waterway Village HOA Board Meeting Minutes 4/05/07

Meeting called to order: 7:10 pm
Board Members Roll Call: Pres - John Kendall 1st VP - Paul Pugliese
Secr - Barbara Lewis 2nd VP - Mark Bolchoz
Tres - Carl Moritz (left @7:50) 3rd VP - Richard Roth
Board Members Not Present: 4th VP - George Arp
Residents Present: None
Reading of the Minutes: 1/9/07, 2/8/07, 2/13/07 & 3/15/07 Board
meeting minutes written
by Lewis and e-mailed to all in advance were unanimously approved.
Treasures Report: presented by Moritz
Checking Account: \$ 9,192.86
ICW: \$ 862.59
CD: \$ 2,745.42
Total \$12,800.87
Before the General Meeting on 4/30/07 Moritz, Pugliese, Kendall, & Bolchoz
will review
the budget
Unfinished Business:
Review POA docs – we will wait for the results of the questionnaire that was
mailed out to
all owners and to be discussed at the 4/30/07 General Meeting.
Water and Electric installed on Lot B Water
was installed 3/16/07 by Walter
Electric -
FPL provided estimate of \$484.91 for a drop from the pole
Richard Jones Electric \$2385
B.P. Electric \$2,270 (Pugliese, Roth, and Moritz have all used him before)
Walter will trench for \$940
Total will be \$3,695 – \$3,810
Hire new landscaper – Lady Bug
Improve signage –
Kendall will get bid from Absolute Signs
We are estimating the cost of 3 new entrance signs, stop signs, and electric
on Lot B to be
\$6,000.
We can have a special assessment of \$100 per owner for maintenance
without a vote.
Signs are critical due to safety.
Create master plan for Lot B –
will create a committee consisting of residents from various categories:
Family, Elderly,
Waterfront
Master plan should include the whole community, including Lot B
We will create another questionnaire to find out what owners want and what

they are willing
to pay.

Warning letter for code violations/Action-

Kendall has received a few calls from a code violation officer, not sure why.

He thinks it's

due to the replacement of the trees from the hurricane

Pugliese, Lewis, and Kendall will walk neighborhood and make of list of all violators.

Lewis will send a friendly reminder to all violators and simultaneously contact code officer.

Roth provided information about the estate of David Burley located at 3396

Pebble PI

Raise Dues

Sewers –

Sewer on Basin to Cove was completed 4/6/07

Pebble PI will be getting sewer next.

Over about half the owners on the western portion of Cove Rd do NOT want sewer.

Paving –

Lewis asked about dedicating the roads to the County

Bolchoz stated that the County does not want us and they want us to go into Tequesta, but

we do not get any benefits from annexation.

Mike Steinbrook –

Bolchoz has received emails from Mike Steinbrook over the past few days addressing

several topics, including:

POA funds used to enhance landscaping owned by Cohen Commercial –

We replaced \$1,060 of Fiscis plants and will present our invoice to Cohen for reimbursement.

POA irrigation system used to water Cohen's hedge

We are watering from the well so the cost is minimal and we felt it was worth the few dollars

to keep the hedge looking nice since we were the ones that had to look at it!

Water work at Lot B performed by unlicensed contractor?

POA is private property and is not required to use a licensed contractor for the work that

was completed.

New shower at Lot B not ADA-compliant

Steinbrook shall provide the law where by requiring the POA to make the shower ADA

compliant

Are all Board members "all-year residents" per Article II, Section 1?

Board was unaware of this requirement. However Lewis has been building her home for

1.5 years and has been to the property daily. She will be moving in full time on 4/27/07.

Board made an exception!

ADA access to Board meetings is required -

Steinbrook shall provide the law where by requiring the Board to make the Board meetings

ADA compliant.

Steinbrook has been very vocal over the years. He stirs up complaints even though the

issues do not specifically effect him. We have had the last 2 Board meetings at the

Lighthouse just so he could attend, yet he did not. The likelihood of him using the shower

on Lot B are slim. The Board felt that if Steinbrook truly intended on using the shower and wanted to attend the Board meeting we will make an effort to assist him but we were not going to, "Just Because"! The walkway is about 30-40' to the shower. Pugliese spoke with attorney Steve Sessa and is willing to represent the POA at no cost regarding the Steinbrook ADA issues. Sessa felt this was a "fractional effort on the part of one person" Pugliese and Bolchoz exchanges some words.
New Business:
WHO is getting mail?? Should be Moritz!
Next Meeting will be held: General Regular Meeting
Monday, April 30, 2007
7:00 PM (Board will arrive by 6:00pm)
Lighthouse Restaurant
Tom Sommerville will put signs out ONE week in advance (by 4/23/07)
Lewis prepared meeting notice, questionnaire, and code violation letter. Pugliese mailed it.
Lewis will send out e-mail 3/21 and a reminder on 4/23 and again on 4/30.
Meeting Adjourned: 8:20 PM
These Minutes approved on: _____

Waterway Village HOA Board Meeting Minutes 3/15/07

Meeting called to order: 7:15 pm
Board Members Roll Call: Pres - John Kendall 1st VP - Paul Pugliese
Secr - Barbara Lewis 3rd VP - Richard Roth
Tres - Carl Moritz 4th VP - George Arp
Board Members Not Present: 2nd VP - Mark Bolchoz
Residents Present: Tom and Kathy Sommerville
Reading of the Minutes: 3/6/07 Board meeting minutes written and read by Lewis and unanimously approved.
Treasures Report: presented by Moritz
Checking Account: \$14,236.88
ICW: \$ 862.59
CD: \$ 2,745.42
Total \$17,844.89
Landscaping bill to be paid in the amount of \$800.00
Plumber bill to be paid in the amount of \$675.00
Unfinished Business:
Water to Lot B - Pugliese
Was completed on 3/16/07.
Showerhead and a hose bid was installed on the dock and at the gazebo
Water has a 20 second shut off.
Must turn water on manually until electric is installed.
Electric - Pugliese
Being done for \$970.00 by Walter _____.
Dome light in gazebo
Light on gazebo shining towards the Intracoastal
Outlet at gazebo
Sprinkler on timer
Excludes 2 dock lights which we will replace with solar

George Rodriguez from FPL cannot take power from the light pole because we need a 3 phase wire for a future toilet \$125. We need a pole and hand held for \$575. Signage needed at Lot B - Pugliese
Rules and Regs
Time of usage (? 11 pm)
No parking without WVPOA sticker
For residents only
Age limit (? no one under 18 without parent)
Problem at Lot B – Kendall
Asked the Sommerville's to talk about the problem at Lot B.
Gate does not lock – Moritz will get Shawn for price to fix
Need to drill a hole for a screw for the spring
?? if a large flood light would deter the kids
Need trash can with a lid
Kid climb over the fence
The fence needs repair
Master plan needed
Letter from Joe Sherpitis – Chief Structural Inspector 233-5096 - Arp
Waterway is required by PBC Commissioners to replace (3) 12' Oaks trees and (3) 12' Tabebuia trees which were lost in the hurricane
Ladybug Landscaping will do this.
Code Violation Letter - Lewis
We reviewed the draft of the letter that will be sent out to all residents asking them to voluntarily comply with the code.
Steinbrook's Driveway - Kendall
Approve with prejudice because WVPOA does not currently have a "general plan".
Ask if he would consider pavers or concrete as that is more conducive with the proposed general plan.
Raise dues -
Currently \$250
Propose \$350
Document revisions – Lewis
We reviewed the questionnaire that will be sent to all owners and will be further discussed at the 4/30/07 meeting
New Business:
Tax Returns – Lewis
No tax returns have ever been filed in 30 + years
Checked with 2 CPA's and one property manager and all indicate that a tax return must be filed.
Moritz indicated the account was off by \$27.00 and it was decided that it was not worth paying hundreds of dollars for an auditor for \$27 missing!
Next Meeting will be held: General Regular Meeting
Monday, April 30, 2007
7:00 PM
Lighthouse Restaurant
Tom Sommerville will put signs out ONE week in advance (by 4/23/07)
Lewis will prepare meeting notice, questionnaire, and code violation letter all to be mailed by 3/20/07.
Pugliese will do the mailing

Lewis will send out e-mail 3/21 and a reminder on 4/23 and again on 4/30.
Meeting Adjourned: 9:23 PM
These Minutes approved on: _____

Waterway Village HOA Board Meeting Minutes
3/06/07

Place of Meeting: Lighthouse Restaurant

Meeting called to order: 7:10 pm

Roll Call: John Kendall Barbara Lewis Richard Roth

Mark Bolchoz Paul Pugliese George Arp

Residents Present: Jim McGrath

The purpose of this meeting is to identify some issues and/or items that the Board would

like to propose to the membership to be added or changes as it relates to the POA

documents.

Mark B – Expressed his concern that based on the Sunshine Laws (FL Statute 286), we

cannot all meet, without the meeting being covered as a legitimate "Board" meeting - which

includes minutes, and the public's right to attend. We know this because the POA was

sued for this very situation about six years ago. Knowing the substance of the meeting,

and knowing what kind of interest it will create, I had suggested the meetings be at a more

formal, spacious location, like the Lighthouse. There were several property owners who

wanted to attend the meeting tonight, but no one except Jim McGrath showed up.

Barb L – asked if we had filed a tax return. Mark B indicated that we have never filed a tax

return but do complete the annual report with the Secretary of State due by May 1st.

Barb will inquire with Romita at Joe Kempe's office.

Financials: General Fund = \$14,428.13

CD = \$ 2,745.42

ICW = \$ 862.59

Paul P – Code violators – Board agreed that the below would be the future procedures for

handling code violators

Detection of Violation: Any resident that detects a property in violation shall contact

Barbara Goransson-Lewis, secretary of the Board, at 561-745-1225 or bgoransson@bellsouth.net to report such violation.

Courtesy Letter: The Board will send a courtesy letter to the owner giving them 15 days to

comply.

Contact Code Enforcement Officer: If owner has not complied within the 15 days, then the

Board will contact the Palm Beach County Code Enforcement Officer.

Barb L will draft code violation letter to all residents!

Barb L. - The Board needs to get the communities feedback! We need to hear what

THEY want! Barb had a recent experience with another Board that she is on

were the Board spent thousands of dollars in legal fees to draft changes to the POA documents and then when it went before the member nothing was passed. It was a complete waste of money and time! We will draft a questionnaire and get feedback before we incur legal fees to draft language!

The Board collectively came up with the following list!

Speed limit within WVPOA at 15 MPH

Stickers for all residents car windshield indicating that this vehicle belongs in WVPOA

All rentals shall be limited to no more than 2 times per calendar year

All renters shall register with the Board prior to occupancy- Registration form will be

completed by tenant acknowledging receipt of the By Laws, Declaration of Restrictions,

and PBC codes. Fee is \$25

All purchasers shall register with the Board prior to occupancy- Registration form will be

completed by new owner acknowledging receipt of the By Laws, Declaration of

Restrictions, Article of Incorporation, and PBC codes.

If any owner fails to register when they purchase or fails to register a tenant, the owner will

be assessed a fine of \$100.00

Amend the By Laws, Article VI, Section 1, to read – Vote by proxy shall be allowed when

voted by a proxy holder present and shall be limited to no more than 2 proxies for any

NONE Board member.

Amend the By Laws, Article VI, Section 1, to read - All Proxy votes shall be directed to the

Board to vote.

Signs, including but not limited to for sale, rent, open house, shall be no larger than 18" X

24" and be made of professional quality. No home made ugly signs will be allowed.

Annual Meeting shall be held on the 2nd Monday in November (no change)

Amend By Laws, Article 1, Section 1, to read - Regular Meeting shall be held on the 2nd

Monday in March.

Amend By Laws, Article IV, Section 3 to read- The NEW Board of Directors will prepare

and approve an Association budget for the fiscal year, starting the first day of December of

each year, and will present and explain this budget at the Regular meeting of the

Association Membership in March of each year.

An Architectural Review Guidelines will be created to include such items as no asphalt

driveways, pavers preferred, no vinyl siding, house colors to be approved, new

construction must include a minimum of a 2 car garage and 2500 sq ft under air.

A combination code will be provided to all residents to turn on the lights on Lot B

Add an Estoppel Certificate. A certificate executed by any two members of

the Board setting forth the amount of any due and unpaid assessments with respect to a Lot (or the fact that all assessments due are paid, if such is the case) shall be conclusive upon the Board, the Association and the Owners in favor of any and all persons who rely thereon in good faith, and any Owner shall be entitled to such a certificate within ten days after demand therefore and upon payment of a reasonable fee established by the Board. (\$200).

Add to Articles of Incorporation IV - Owner will become a member upon completion of the registration form and payment of Estoppel fee.

Raise the annual dues to \$350.00 to fund community improvement, which are currently needed.

Barb L will draft a questionnaire regarding these changes to be handed out to the residents on 3/15/07. .

Meeting Adjourned: 9: 00 pm

WVPOA Board meeting - Feb. 13, 2007

Place: Kendall residence

Meeting called to order 7:15 PM

Present: M.Bolchoz, J.Kendall, P.Pugliese, R.Roth, C.Moritz, G.Arp (Secy. Barbara Lewis was absent)

G.Arp took minutes

Reading of minutes of last meeting: no minutes from last meeting

Treasurer's report: \$17,650.91 +/- in general checking account. ICW \$631 +/-, \$2500 CD

CM discussed mailbox and keys, daily pickup and insurance policy. MB has ins. policy and will transfer it.

Unfinished business:

1. Review association By-laws. JK to procure other documents to compare with ours. RR

upgrade just a little to allow PBC code enforcement to be more effective. MB existing Bylaws

should be reviewed and suggestions fielded at next meeting. GA save By-laws discussion for a separate meeting. JK set By-laws review for a dedicated meeting on

3/6/07 at a neutral location.

2. Follow up and finalization of water and electric to be installed at Lot B originally approved

at \$6500. PP water meter is installed by Tequesta. Local plumber quoted \$1250 (labor &

materials) for extending water line to the picnic shelter and pier with two hose bibs and a

shower head installed (locations TBD). Also included is the irrigation system and timer for

the Lot B sod and landscape outside the aluminum rail fence. The plumbing cost along with

checks already written by CM brings the total spent to \$5000 +/- . PP says

no permits are needed for this work. Electrical quotes have not been received. GA suggests we ask Lox.

River Dist. to provide sewer stub out at Lot B during construction. MB they should provide it at no charge.

3. PP Landscape committee has received quotes for annual lawn maintenance: 3 bids of \$9000, \$750 mon., and \$585 mon. Board agreed to award the low bidder (Lady Bug). PP further stated he would hire some Guatemalans to repair the privacy fence along Seaview that our commercial neighbor refuses to maintain. Replacement of dead or missing ficus will be billed back to owner of Shopping Center. Plans include rocks to screen storm water pipe in the swale and bumper turtles at SW corner of Seaview and Waterway. PP invites concerned residents to assist him with these improvements.

4. Upgrade and/or replace signage to include WV entry signage, street signs (concrete columns), stop signs/speed limit signs. PP supplied several quotes and suggestions for all of the above. Much discussion centered on the look of the community. JK keep signs uniform throughout neighborhood. CM New hurricane resistant signs could cost thousands of \$\$ and may require a special assessment. PP Feels he has researched the signage thoroughly and it's time the Board made a commitment to show the rest of the community that we are a "proactive" Board. JK We will vote on signage at the next Board meeting.

5. Arrange special meeting for WV western homeowners: PP Eastern sewerage is slated to begin construction 3/3/07 and be completed by 3/24/07. PP is assisting LRD with location to mobilize sewer equipment and store pipe. Wants to know the owner of empty lot at Basin and Waterway. PP The Lox River Dist will not offer the opportunity to choose a gravity system, and gravity sewers cost more \$\$

6. PP Prizes were awarded in the Christmas Appreciation Contest. The Board needs to ante up a few dollars for awards shortfall.

7. Create a master plan for Lot B. JK suggested a master plan may already exist - will contact MB for original copy.

8. Dredging: JK dredging is needed to keep the inlet open. Working on a plan to present to the Board at a future meeting

9. Community problems: 6 boats not screened; 3 abandon cars. JK concern for the look of the community. RR suggests that we form a calling committee and bombard PBC Code Enforcement w/a barrage of requests for the removal of the violators. CM Give homeowners a friendly letter warning (to keep line of communication open).

PP will contact

Mr. Sessa (retired policeman?) to help us with compliance. JK Will call PBC
Code

Enforcement for advice and create a community "format letter"

9:15 PM JK Motion to adjourn, GA 2nd, all ayes