

WVPOA Board Meeting Minutes September 8, 2009 Meeting

Meeting called to order at 7:10 pm, Steinbrook house

Board members present: Bolchoz, Stearns, Johnson, McIntyre, Kendall (Scholl absent)

WVPOA members present: Steinbrook, Susie Kendall, Linda Emerson

Board Meeting Minutes from August 11, read by Bolchoz, approved with one minor change

Treasurer's Report presented by Johnson, thru August 31, 2009:

- Checking Account: \$15,174.20
- CD: \$5,098.00
- Outstanding 2009 \$300 dues: 4 unpaid
- Comment to get Doug Winters invoice for drainage report
- Agreed to temporarily postpone CD deposit
- Report approved

Unfinished Business:

- Maintenance Committee
 - o Lady Bug sprayed for white flies
 - o Jon boat was removed from Lot B (it was a renter's)
 - o Picnic shelter roof replacement – subject postponed
- Lot B Fence – JK reported Lawrence Fence recommended a higher, heavier fence and a keypad on the lock; general discussion; bid of \$5,000 to revise fence; agreed to bring it up at General Meeting
- Lot B dog issue – general discussion of complaints; discussed bringing it up at General Meeting; no resolution
- Roads and Drainage Committee
 - o JK discussed issue of canal sedimentation; had discussed with Dan Bates of PBCDERM and Rob Roberts of PBC Engineering; need to discuss with DEP about whether permit is required to dredge stormwater sediments
 - o Lengthy discussion of shopping center and TD Bank contributing to our drainage problem; Karen Marcus' office says they will help pressure Tequesta; some Board members not confident in County assistance; discussion of going to VOT Town Manager; JK will look into setting a date
 - o Preliminary discussion of community development district financing for drainage project
 - o Bids coming in high – will WVPOA vote for a large assessment; consider phasing the project

New Business:

- 2010 Budget – budget numbers approved at \$300/lot; NJ to complete mailing
- Renters at Altieri house – lengthy discussion of poor conditions, commercial vehicle, etc.; Linda Emerson requested a letter from the Board; no resolution

Next meeting date: Board Meeting set for October 13

Meeting adjourned at 8:30 pm

WVPOA Board Meeting Minutes August 11, 2009 Meeting

Meeting called to order at 7:13 pm, Steinbrook house

Board members present: Bolchoz, Stearns, Johnson, McIntyre (Scholl, Kendall absent)

WVPOA members present: Steinbrook

Board Meeting Minutes from July 14, read by Bolchoz, approved

Treasurer's Report presented by Johnson, thru July 31, 2009:

- Checking Account: \$15,705.19
- CD: \$5,098.00
- Outstanding 2009 \$300 dues: 4 unpaid
- Motion approved to lien Uwanawich and Von Langen; NJ will handle with lien attorney, after 2010 dues notices go out
- Comment made to consider moving \$5,000 into CD account
- Report approved

Unfinished Business:

- Maintenance Committee
 - o Key stuck in lock at Lot B; JK to call Cypress
- Lot B security – MM made call into PBSO, had good verbal response; but no one has noticed additional patrols yet
- Lady Bug contract – unsuccessful at getting additional bids; will keep Lady Bug for now
- Al Mann's streetlight bill – bill was switched to WVPOA; address still wrong
- Roads and Drainage Committee
 - o Three bidders have paperwork and are working on bids
 - o Discussed sending Phase 1 drainage assessment out with annual dues notice; will take vote at September meeting
 - o Goal would be to do mailing by mid-September

New Business:

- 2010 Budget – budget numbers were reviewed line-by-line; agreed to vote on budget at September meeting; keep dues in the \$250-\$300 range
- CD account – discussed adding \$5,000 to CD; agreed to vote at September meeting
- Dogs at Lot B – verbal complaint filed by NJ in name of Elaine Knapp

Next meeting date: Board Meeting set for September 8, Steinbrook house

Meeting adjourned at 8:02 pm

WVPOA Board Meeting Minutes

July 14, 2009 Meeting

Meeting called to order at 7:10 pm, Steinbrook corner house

Board members present: Bolchoz, Stearns, Kendall, Johnson, McIntyre (Scholl absent; McGrath resigned)

WVPOA members present: Steinbrook, Susie Kendall

Board Meeting Minutes from June 9, read by Bolchoz, approved

Treasurer's Report presented by Johnson, thru June 30, 2009:

- Checking Account: \$14,927.04
- CD: \$5,098.00 (rolled over into new 7-month CD)
- Outstanding 2009 \$300 dues: 6 unpaid – NJ sent out certified letters; got 2 paid and 2 partial payments
- Carlson invoice (on storm sewer cleanout) was paid
- Report approved

Unfinished Business:

- Neighborhood picnic – approximately 45 attendees, successful, may make next one later in the day

(to have cooler weather);

- Maintenance Committee

o Pier was painted; pier lights replaced; hose bibb repaired

o Lot B security – continued maintenance on gate is getting expensive; discussion on security

problems, outsiders partying; proposal to hire an off-duty police officer to do random patrols

(idea not approved); MM elected to make formal complaint to PBSO; JK will call aluminum

gate person to come in and reinforce pickets with a diagonal

- Lady Bug contract – JK got one new quote; waiting on NJ and MS for additional quotes

- Al Mann's streetlight bill – bill needs to be switched over to WVPOA

- Roads and Drainage Committee

o Discussion of report findings by Bolchoz

o Committee to have engineer finalize report with minor comments and suggestion to beef up

the portion of the report addressing the runoff from shopping center (for possible formal

complaint by WVPOA to VOT)

o Bolchoz/Steinbrook will solicit bids from three reputable contractors using engineer report as

basis

o Building permits should not be required for improvements

o Lengthy discussion on how to raise the money (estimated in the range of \$1,000 per lot);

discussed getting first assessment into the mail with the annual dues notice; using budget

surplus plus regular maintenance allowance as buffer for late payers; no decision made yet

New Business: No new business brought up

Next meeting date: Board Meeting set for August 11, Steinbrook house

Meeting adjourned at 8:20 pm

**WVPOA Board Meeting Minutes
June 9, 2009 Meeting**

Meeting called to order at 7:10 pm, Steinbrook corner house

Board members present: Bolchoz, Stearns, Kendall, Johnson, McGrath, McIntyre (Scholl absent)

WVPOA members present: Steinbrook, Barbara Goransson

Board Meeting Minutes from May 12, read by Bolchoz, approved

Treasurer's Report presented by Johnson, thru May 31, 2009:

- Checking Account: \$18,002.70
- CD: \$5,014.52
- Outstanding 2009 \$300 dues: 8 unpaid – NJ sent out formal third notices; no real response
- Certified letter went to Uwanawich
- NJ to send out certified letters to other unpaid properties
- Report approved

Unfinished Business:

- Maintenance Committee
 - o Lot B shed hose bibb – MDB to repair before picnic
 - o Steinbrook to get pier painted and light replaced
- Lady Bug contract – contract expired; discussion on quality of work; NJ and MS to solicit new

proposals from other firms; JK will review contract renewal with Lady Bug

- Al Mann's streetlight bill – approved switching over FPL billing to WVPOA
- Lot B picnic

o June 13 is date

- o Burgers, hot dogs, beverages being purchased by committee; NJ to reimburse
- o Somerville supplying power thru extension cord
- o Need to borrow a gas grill from someone in WVPOA
- Roads and Drainage Committee

o Still no word from engineer; Bolchoz to push to obtain draft report

New Business:

- Lot B fence – long discussion about kids jumping fence, safety issues; residents need to be aware of who is using park and call police when necessary
- Altieri house – long discussion about condition of property; renters not taking care of property, late parties, etc.; believed to be in foreclosure; code violations should be reported by residents

Next meeting date: Board Meeting set for July 14

Meeting adjourned at 7:55 pm

**WVPOA Board Meeting Minutes
May 12, 2009 Meeting**

Meeting called to order at 7:10 pm, Steinbrook corner house

Board members present: Bolchoz, Stearns, Kendall, Johnson (McGrath, Scholl, McIntyre absent)

WVPOA members present: Steinbrook, Susie Kendall

Board Meeting Minutes from April 7, read by Bolchoz, approved

Treasurer's Report presented by Johnson:

- Checking Account: \$17,781.16
- CD: \$5,014.52
- Outstanding 2009 \$300 dues: 8 unpaid – NJ to send out formal third notices
- Carlson bill on sand removal unpaid; discussion
- Agreed to hire lawyer to lien Uwanawich property, NJ to handle this
- Report approved

Unfinished Business:

- Maintenance Committee
 - o Lot B hose bibb – JK capped off shower and removed; Steinbrook notified County
 - o Lot B keys – JK got new keys made up
 - o Lot B gate – JK got Cypress to fix the lock
 - o Pier light is out and needs repainting; Steinbrook will handle this
- Lot B picnic – planning meeting to be held on May 13; picnic to be held on June 13, details to follow
- Roads and Drainage Committee
 - o Bolchoz reported that engineer is “one week away” with draft report
 - o Agreed to hold committee meeting to review draft report when available

New Business:

- Newsletter – Susie Kendall looking for news to include
- Lady Bug Landscaping – Board to check on Lady Bug and ensure quality of work
- Al Mann's streetlight bill – Mann requested that his name be removed from FPL bill; he has paying for

years but is selling house and doesn't want the hassle; discussion mentioned that other street lights

are paid by WVPOA; no resolution

Next meeting date: Board Meeting set for June 9

Meeting adjourned at 7:50 pm

WVPOA Board Meeting Minutes

April 7, 2009 Meeting

Meeting called to order at 7:10 pm, Steinbrook corner house

Board members present: Bolchoz, Stearns, Kendall, McIntyre, Scholl (Johnson, McGrath absent)

WVPOA members present: Steinbrook, Susie Kendall

Board Meeting Minutes from February 10, read by Bolchoz, approved

Treasurer's Report presented by Bolchoz, thru March 10:

- Checking Account: \$18,525.00
- CD: \$5,014.52
- Outstanding 2009 \$300 dues: 14 unpaid – NJ to send out formal third notices after General Meeting

• Report approved

Unfinished Business:

• Maintenance Committee

o Lot B hose bibb – JK will cap off shower and remove; will contact County to OK

o Lot B keys – JK to get new keys made up

o Lot B gate – JK to get Cypress to fix the lock

• Bank drainage – Bank received their CO, so drainage issue is dead for now

• Lot B picnic – to be ironed out during General Meeting

• Roads and Drainage Committee

o Board voted to turn Doug Winters Companies loose on study

o Bolchoz to notify them, try to get them to the General Meeting

o Brief discussion held on bids, possible solutions, overall process

o Discussion about phasing the project: handle the main drainage issues first, then tackle the

re-paving, to allow easier payment on assessment

New Business:

• None

• General Meeting set for April 21; plan to be there early to review agenda

Next meeting date: General Meeting set for April 21; Board meeting set for May 12

Meeting adjourned at 8:00 pm

WVPOA Board Meeting Minutes

February 10, 2009 Meeting

Meeting called to order at 7:05 pm, Steinbrook corner house

Board members present: Bolchoz, Johnson, Stearns, Kendall, McGrath, McIntyre (Scholl absent?)

WVPOA members present: Steinbrook, Susie Kendall

Board Meeting Minutes from January 13, read by Bolchoz, approved

Treasurer's Report presented by Johnson:

• Checking Account: \$17,620.02

• CD: \$5,014.52

• Outstanding 2009 \$300 dues: 18 unpaid – NJ sent out formal second notices early February

• Report approved

Unfinished Business:

• Maintenance Committee

o Lot B hose bibb – Stearns waiting on part

o Lot B keys – another lengthy discussion on possible new lock style, gate posts, gate;

Board agreed to no new locks/keys – Kendall to get new keys made up

o Lot B gate – Bolchoz to hire welder to repair picket and add strike plate

o Bank drainage – Kendall talked to VOT about concerns; VOT wants a letter stating the complaint; Kendall/Steinbrook will write letter; VOT said they won't give CO until drainage issue satisfied

• Lot B picnic on Memorial Day – will set up a committee at the April meeting

New Business:

• Roads and Drainage Committee

o Lengthy discussion of drainage and roads issues

o Bolchoz summarized original drainage plan and recent meeting with new engineer, Doug Winters Companies, Inc.

o Steinbrook said LiDonni had given him an estimate to do all drainage repairs, asphalt overlay, swales in yards, etc. for \$212,000; Board questioned scope of work and details

o Steinbrook talked to BankAtlantic who said they would loan the WVPOA \$200,000 at 6%, or approximately \$600/year/per lot for five years; questioned by many on the details

o Kendall said he is looking into a lobbyist to go to the County for money assistance

o Lengthy debate about adding swales to yards, impact on driveways, irrigation, landscaping; discussion of overall price tag

o McGrath suggested starting with the localized repairs per the new engineering report, rather than a huge project

o Bolchoz said he would get the formal scope of work from engineer and distribute for comments; said no matter what we do, we should let the engineer update the 2001 drainage study, with new recommendations and cost estimates

• Lot B backfill behind seawall – Bolchoz granted permission to dump some backfill and spread it there

• Next General Meeting tentatively set for March 30; would do roads meeting at same time;

need to do mailout

Next meeting date: Board meeting set for March 10 at McIntyre's house

Meeting adjourned at 8:25 pm

WVPOA Board Meeting Minutes

January 13, 2009 Meeting

Meeting called to order at 7:05 pm, Steinbrook corner house

Board members present: Bolchoz, Johnson, Stearns, Kendall, Scholl, McIntyre (McGrath absent)

WVPOA members present: Steinbrook, Susie Kendall, Barbara Goranson

Board Meeting Minutes from November 11 and November 17, read by Bolchoz, approved

Election of Officers:

President – Kendall

Treasurer – Johnson

Secretary – Bolchoz

1st VP – McGrath

2nd VP – Scholl

3rd VP – Stearns

4th VP – McIntyre

Treasurer's Report presented by Johnson:

- **Checking Account: \$17,647.69**
- **CD: \$5,014.52**
- **Outstanding 2009 \$300 dues: 20 unpaid – NJ to send out formal second notices**
- **Outstanding Carlson bill for stormwater cleanouts – Bolchoz to write letter**
- **NJ has record of remaining dues (2) and assessments (1) from 2008**
- **Report approved**

Unfinished Business:

• **Maintenance Committee**

o **Lot B hose bibb – Stearns / Lot B picket – Bolchoz**

o **Lot B keys – lengthy discussion on merits of new locks, keys, etc. Agreed to stay with**

existing lock, which works fine, and Steinbrook would acquire 15 new keys. Kendall would

hold keys and pass out to owners as necessary

o **Bank drainage – discussion of new bank and their water running onto Seaview. Kendall will**

write letter to VOT requiring bank to address the issue

o **Lot B Committee – no action taken**

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New Business:

• **Roads and Drainage Committee**

o **Lengthy discussion of how to proceed: 3-year plan versus “do it this year”**

o **Discussion on building up a fund versus doing an assessment**

o **Big unknown is the cost – could spread the assessment over 12-month period**

o **Discussion of engineers, consultants, contractors**

o **Motion by Bolchoz to establish a formal committee and hire Doug Winters**

Companies to

assist. Scope would be to review original drainage study, determine effectiveness, develop

construction plans, solicit minimum of three bids. Information would be presented to members for a vote, at a special meeting. Motion approved.

o **Kendall will go to County and VOT and try to get financial assistance**

o **Committee members: Bolchoz, Steinbrook, Kendall, Scholl (more can be added)**

• **Lot B picnic on Memorial Day – subject brought up, tabled until next meeting**

• **WVPOA legal documents – brief discussion of by-laws, etc. – tabled until further notice**

Next meeting date: Board meeting set for February 10

Meeting adjourned at 8:16 pm

WVPOA Board Meeting Minutes

December 2008 (NO BOARD MEETING/Next meeting Jan. 13, 2009)

WVPOA Inc.

November 11, 2008 Meeting

Meeting called to order at 7:07 pm, Steinbrook corner house

Board members present: Pres. Bolchoz, Treas. Johnson, Stearns, Emerson (Sweet absent)

WVPOA members present: Steinbrook, Knapp

Board Meeting Minutes from October 14 Board Meeting, read by Bolchoz, approved

Treasurer's Report presented by Johnson:

- **Checking Account: \$25,262.38**
- **CD: \$5,000.00, pending new CD certificate**
- **Outstanding 2008 \$100 assessments: 1 unpaid**
- **Outstanding 2008 \$300 dues: 2 unpaid**
- **2009 dues update: 27 unpaid**
- **Report approved**

Unfinished Business:

• **November General meeting – review agenda (standard items plus Lot B conceptual plan)**

• **Maintenance issues – cover with new Board:**

- o **Lot B hose bibb and picket – not done yet**
- o **Catch basin repairs – Steinbrook handling this under 2009 budget**
- o **Landscaper to trim Seaview ficus hedge**

New Business:

- **Brief discussion of possible 2009 Board members**
- **Brief discussion of Lot B Plan issue**
- **Steinbrook to put out General Meeting signs**

Next meeting date: General meeting on November 17; December Board meeting TBD

Meeting adjourned at 8:00 pm

WVPOA Board Meeting Minutes

October 14, 2008 Meeting

Meeting called to order at 7:13 pm, Steinbrook corner house

Board members present: Pres. Bolchoz, Treas. Johnson, Stearns (Emerson, Sweet absent)

WVPOA members present: Steinbrook

Board Meeting Minutes from September 9 Board Meeting, read by Bolchoz

• One change – clarification that the CD is not at \$5,000 yet – Bank requires official Minutes

confirming vote in order to purchase new CD

• Minutes accepted with change

Treasurer's Report presented by Johnson:

• Checking Account: \$19,377.77

• CD: \$5,000.00, pending new CD certificate

• Outstanding 2008 \$100 assessments: 1 unpaid

• Outstanding 2008 \$300 dues: 3 unpaid

• 2009 dues update: 32 paid

• Report approved

Unfinished Business:

• Board formally voted to purchase a new \$5,000 CD – NJ to do paperwork

• November General meeting – set date of Nov 17, Lighthouse at 7:00, MDB to send NJ

notice and proxy

• Maintenance issues:

o Lot B gate picket – not done yet – Bolchoz to do

o Lot B hose bibb – not done yet – Steinbrook will do

o Catch basin repairs – MDB to get quotes

o Flea/tick spray done by Steinbrook

o Board approval to paint street corner signs – to be handled by Steinbrook

New Business:

• Brief discussion of possible 2009 Board members (McGrath, Herron, Knapp?)

• Preparation for turnover of all materials – to be discussed at November meeting

Next meeting date: November 11, 2008, 7:00 pm at Steinbrook corner lot

Meeting adjourned at 7:45 pm