

WVPOA, INC. BOARD MEETING MINUTES
JANUARY 12, 2010

MEETING CALLED TO ORDER AT 7:05 PM AT 3383 COVE ROAD

Board Members Present: Bolchoz, Stearns, Johnson, McIntyre, Kendall, Steinbrook
WVPOA Owners present: Linda Emerson, Jeff Hearing

Board Meeting Minute from December 8, 2009 read by Bolchoz, approved

Treasurer's Report: by Nancy Johnson

BOM Checking Acct \$20,210.03

Bank Atlantic Checking Acct \$100.00 (Roads/Drains acct)

Bank Atlantic CD \$5140.94 CD \$2500.00

20 Lots unpaid 2010

3 Lots unpaid 2009

Lot 53 Uwanawich lien started

Lot 85 Mark to follow up with Gorrensens to settle past due account

Lot 62 VonLangen to get lien for unpaid assessments

Treasurer's Report approved

Old Business:

One Maintenance bid from Alan B. Grant \$500 per month. Final bids due by Feb. meeting.

LotB new Gate being installed next week by Lawrence fence. Including new 3" posts for \$1300. (Kendall to supervise)

5 new Crime Watch signs are on order

8 trees at LotB were trimmed by Alan Grant \$160. (invoice not yet received)

Stormwater:: Mark and Mike met with Russell White, Tequesta Works Dept. Head regarding stormwater run off. The Doug Winter Co. Study and Photos were presented, and the legal department at the Village has been updated. A reply from Mr. White states the new West Marine permits will be delayed until the stormwater issue is resolved by owners of Village Square Shopping Center.

Drains and Roads:: LiDonni drains and repairs bid accepted minus two flap gates, and minus the Cove Road/LotB drain box, which will be postponed or possibly eliminated.

Mike Steinbrook made a motion to assess owners \$325.00 per lot to pay for the work. Bill Stearns second. Passed. Assessments to be sent out ASAP.

New Business:

A new LotB Enhancement Committee was set up to develop a plan for plants, trees and shrubs at LotB. Any improvements in 2010 will be funded by individual donations. Committee members include John Kendall, Linda Emerson, Meg McIntyre, Jeff Hearing, Nancy Johnson

Jeff Hearing expressed concerns about boats and trailers being parked in front of properties and asked the Board for help in getting the situation under control. Jeff will provide Steinbrook with a list of code enforcement violations, which will be faxed to PBC Code Enforcement for follow up. Bolchoz will send letter to all property owners regarding codes and property upkeep.

Next Meeting February 9, 2010

Meeting adjourned at 8:40 PM

Respectfully submitted by
Michael Steinbrook, WVPOA Secretary

WVPOA Board Meeting Minutes December 8, 2009 Meeting

Meeting called to order at 7:14 pm, Steinbrook house

Board members present: Bolchoz, Stearns, Johnson, McIntyre, Kendall, Steinbrook

WVPOA members present: none

Election of New Officers:

- President – Bolchoz
- Secretary – Steinbrook
- Treasurer – Johnson
- 1st VP – Kendall
- 2nd VP – McIntyre
- 3rd VP – Stearns

Board Meeting Minutes from November 3, read by Bolchoz, approved

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

- Checking Account: \$19,337.12
- CD: \$5,098.00; \$2,500.00
- Outstanding 2010 \$300 dues: 23 unpaid; second notices went out in early December
- Outstanding 2009 \$300 dues: 3 unpaid
- Two overdue properties from 2009 had lien process initiated in September (Uwanawich, Von Langen); Board agreed to have MDB contact Goranson one last time to resolve dispute prior to lien
- Approved opening of two new accounts at BankAtlantic (one for General Checking and one for Drainage project)
- Report approved

Unfinished Business:

- Maintenance Committee
 - o Lot B gate – motion made to replace gate and gate post with substantial gate - \$1,300; JK to handle gate replacement; re-use existing lock
 - o Lot B fence – estimate to plant bougainvillas of \$500; no action taken
 - Lot B improvements – discussion to pursue improvements at Lot B; Board agreed to proceed without spending any money; will use residents to develop preliminary plan (Linda Emerson)
 - Signage – approved purchase of two Crime Watch and No Trespassing signs (JK to handle)
- Roads and Drainage Committee
 - o Additional discussion of General Meeting comments; residents approved proceeding with VOT meeting as well as phased approach to drainage
 - o MS to set up meeting with VOT public works director to discuss shopping center drainage
 - o Board agreed to initiate a portion of drainage improvements report (basically Items 2 thru 5) and work with LiDonni to finalize scope of work and budget; projected cost is \$16,000 plus Seaview Road asphalt repairs; assessment not to exceed \$30,000
 - o MS/MDB to meet with LiDonni to initiate final scope and budget
 - o Agreed to open a new checking account for the project

New Business:

- Motion passed to trim back seagrape hedges along Seaview and Pebble

Next meeting date: Next Board Meeting set for January 12, 2010

Meeting adjourned at 8:45 pm

WVPOA Board Meeting Minutes November 3, 2009 Meeting

Meeting called to order at 7:05 pm, McIntyre house

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

WVPOA members present: Steinbrook

Board Meeting Minutes from September 8, read by Bolchoz, approved; minutes from October 13

read

by McIntyre, approved

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

- Checking Account: \$22,346.92
- CD: \$5,098.00
- Outstanding 2010 \$300 dues: 62 unpaid (invoices went out first week in October)
- Outstanding 2009 \$300 dues: 4 unpaid
- Motion made by MDB to deposit \$2,500 from general account into a new 6-month CD; seconded by

MM and approved

• Barbara Goranson issue: NJ provided her with 2008 report; JK will give her 2009 report and get the

2009 dues from her; issue came up regarding Coston Dredging and Goranson's damaged wood

piling; meeting digressed into an analysis of what had happened several years ago with a \$1,000

payment to Goranson; Board had voted then to deduct it from Coston's final payment to keep things

simple; Board agreed no point in revisiting issue now

• Report approved

Unfinished Business:

- Maintenance Committee – no issues covered
- Lot B Fence – discussion of whether to rebuild higher fence or plant additional bushes; agreed to

bring up before the General Meeting

• Roads and Drainage Committee

o Lengthy discussion of how to pay for the work

o MS/NJ discussed borrowing money from a bank as an association

o JK discussed a public-private cooperative to handle the projects, including contracts and collection of assessment payments

o MDB discussed a phased approach; commented that many residents will vote against any large assessment due to economic conditions

o Comments made about typical situation on large assessments: 1/3 pay immediately, 1/3 pay

eventually, and 1/3 pay never. Could present problem with contracts if we don't have the collections to back the contracts.

o "Band-aid" approach is another option: just collect enough money to do the main items and

see how it works

o BS pointed out dues collections are way down compared to this time in 2008 – sign of possible collections problems

o Agreed to present summary of issues at November General Meeting

New Business:

- No new business

Next meeting date: General Meeting set for November 10

Meeting adjourned at 8:26 pm

**MINUTES OF MEETING FOR
WATERWAY VILLAGE**

Oct. 6, 2009 (Minutes by Meg McIntyre)

Meeting called to order at 7:15 p.m. on Tuesday, October 6, 2009. Present were John

Kendall, Nancy Johnson, Bill Stearns and Meg McIntyre. Mark Bolchoz and Chris Scholl were absent. Also present were Mike Steinbrook and Suzie Kendall.

Minutes from the September meeting were not read, as Bolchoz was not present. Treasurer's Report showed \$9,579.01 cash in bank. Expenditures included Lady Bug for

about \$2,400 and Doug Winter for the drainage study for \$3,305.80. There are five residents who are still past due. Barbara Goransson should have all the requested information on our bookkeeping and we are asking for the \$1,000 receipt from the piling

that needed replacement. In turn, she should be paying her dues.

Fence at Lot B was discussed and we decided to hold this for the General Meeting.

The

variance will go to 6'.

Roads and Drainage were discussed. LiDonni has given us a drainage estimate of \$98,000 and we are waiting for another estimate. We will request that Tequesta give us

help with the runoff. John Kendall will talk with Karen Marcus about adding the bill to our taxes as a possibility. The county can amortize the bill through a Community Development Committee, but this is additional money.

The General Meeting is scheduled for Tuesday, November 10 at 7:00 p.m. Suzie Kendall

will bring refreshments left over from the picnic supplies (i.e. sodas).

Meeting was adjourned at 8:10 p.m.