

## **WVPOA General Meeting Minutes**

### **November 10, 2009 Meeting**

**Meeting called to order** at 7:05 pm, American Legion hall; 31 members present, 23 proxies

**Board members present:** Kendall, Bolchoz, Johnson, Stearns, Scholl, McIntyre

**Meeting Minutes** from April 21, 2009, General Meeting, read by Bolchoz, accepted

**New Members** introduced: Said-Collins, Zarello (son), Guarnieri

**Treasurer's Report** presented by Bolchoz for Johnson:

- Checking Account: \$20,984.10
- CD: \$5,098.92 (matures February 2010)  
\$2,500.00 (matures November 2010)
- Outstanding 2010 \$300 dues: 42 unpaid
- Outstanding 2009 \$300 dues: 4 unpaid
- Outstanding 2008 \$300 dues: 1 unpaid
- 2010 Budget briefly presented
- Treasurer's Report accepted

#### **Unfinished Business:**

- Lot B Fence/Gate:
  - o JK made summary of subject and past issues with constant lock and gate damage, effectiveness of fence, etc.; discussed Lawrence Fence \$5,000 proposal to rebuild fence; also option of bougainvillas to prevent jumping; also option of just raising gate only; opened to floor discussion:
  - Marhoffer – try a chainlink fence with bougainvillas on both sides
  - McClain – people will jump fence no matter what you use
  - Smith – gate is really the problem – not the fence – need a key pad for lock
  - Marhoffer – it's teens partying
  - Scholl – just plant the bougans on the existing fence
  - Bolchoz (wife of) – issue is overblown – park just not that popular
  - Pompos – need a security camera
  - Knapp – gate-jumping cannot be stopped – need signs down there
  - Goranson – trash is the problem
  - Bolchoz (Mark) – trashcans don't work, tried before – gate is the problem – not the fence
  - o No resolution; issue tabled for now by JK
- Roads and Drainage Study
  - o MDB presented summary of study including engineer recommendations, potential costs, and options on paying for implementation
  - o Kendall – further input on tax-financing district option
  - o Possibility of going to VOT with our issue was discussed
  - o Motion made by Bolchoz to allow the Roads and Drainage Committee to approach the VOT with a formal complaint about the shopping center dumping/pumping their water into our property; opened to floor for discussion
  - Emerson – should we go to the DEP with a complaint about pollution
  - Pompos – do the project this year
  - Sweet – sandbag the outfall from the shopping center to flood their parking lot
  - Knapp – go to the County with the problem
  - Steinbrook – hold a special meeting after VOT meeting
  - Scholl/Smith – do the whole project right now; prompted subject of funding the project while waiting to collect all assessment payments
  - Smith – go to a bank; Stienbrook brief discussion of this option
  - o Motion to go to VOT with problem was voted on and approved by majority
  - o Full copy of study will be mailed out to all WVPOA residents
  - o Funding options will be investigated, including possibly going to a bank
  - o Will attempt to hold a special meeting in January, after initial VOT meeting

#### **New Business:**

- Car break-ins – issue reported from floor; several break-ins have occurred recently; need to keep eyes open, may be someone local; JK will find and re-hang Neighborhood Watch signs
  - 2010 Board Election – current Board still present (Bolchoz, Kendall, McIntyre, Stearns, Johnson) agreed to remain on for another year; Steinbrook nominated; six people approved
- Meeting adjourned at 9:05 pm**

## **WVPOA General Meeting Minutes**

**April 21, 2009 Meeting**

Meeting called to order at 7:07 pm, American Legion hall; 20 members present, 15 proxies

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

Meeting Minutes from November 17 General Meeting, read by Bolchoz, accepted

Treasurer's Report presented by Bolchoz for Johnson:

- Checking Account: \$18,574.39
- CD: \$5,014.52
- Outstanding 2008 \$300 dues: 1 unpaid
- Outstanding 2009 \$300 dues: 10 unpaid
- Steinbrook made comment that members with unpaid dues cannot vote
- Report approved

Unfinished Business:

- Newsletter – Susie Kendall made brief explanation of newsletter, to be published quarterly; provide information to her for inclusion in the next issue
- Maintenance Committee update
  - o Lot B lock is being fixed; JK has new keys available for \$20 deposit; keys are free for new owners
  - o Lot B shower was taken down and capped, because Steinbrook had reported it to the County as a violation; Pugliese commented that it had been permitted and he would get the paperwork
  - o Roebuck will turn the water back on now that shower is gone and hose bibbs are repaired
- Neighborhood picnic discussed – temporarily set for June 13; committee members named:

S. Kendall, Knapp, Barbara Lewis

New Business:

- Roads and Drainage Study
  - o Brief explanation of study by Bolchoz
  - o Schedule is for a draft report to be ready by May 12 Board meeting
  - o Other comments from floor:
    - ?? Will shopping center be addressed
    - ?? Ask VOT if they're responsible for the north side of Waterway
    - ?? Ask engineer about impact of global warming on drainage study
    - ?? Ask engineer about environmentally friendly methods of storm drainage
  - o Further conversation about cost of repairs, order of importance, paving options
  - o Comments about cost-sharing by owners who have parallel driveways
  - o Plan to review draft study then hold a special meeting in June to vote/approve the next steps
- Alley behind shopping center – Pugliese said new owner was supposed to fix alley behind shopping center – what happened?
- Emerson – brought complaint forward about Altieri house – renters throwing parties, violating codes; motion was made and approved for the Board to write a letter to the owner and the renter

Meeting adjourned at 8:05 pm

## **WVPOA General Meeting Minutes**

**November 17, 2008 Meeting**

Meeting called to order at 7:06 pm, Lighthouse Restaurant; 21 members present, 22 proxies

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

Meeting Minutes from April 14 General Meeting, read by Bolchoz, accepted

Treasurer's Report presented by Bolchoz for Johnson:

- Checking Account: \$24,812.34

- CD: \$5,004.51
  - Outstanding 2008 \$100 assessments: 1 unpaid
  - Outstanding 2008 \$300 dues: 2 unpaid
  - Outstanding 2009 \$300 dues: 22 unpaid
  - Johnson commended for work
  - Report approved
- Unfinished Business:**
- Brief review of 2009 budget, no comments
  - Maintenance Committee update
    - o Drainage pipe repairs at Stewart property completed
    - o Street corner and entrance signs completed
    - o Catch basin repairs pending; comment made to include repair of storm flap at Lot B
    - o Lot B hose bibb – needs repair
    - o Lot B gate lock – new lock and keys motion made by Steinbrook
  - Extensive discussion, motion denied
  - Motion by Pugliese to get quote on substantial structure at gate; no resolution
- New Business:**
- Lot B conceptual master plan, budgeted for 2009
    - o Extensive discussion for and against
    - o Room divided between making improvements to Lot B or streets/drains
    - o Motions made and discussed and revised
    - o Final motion approved: Table Lot B study until drainage/roads study is updated with actual estimates
    - o Agreed to set up Roads and Drainage Committee to handle the issue in 2009
  - WVPOA 2009 Board – seven volunteered or nominated:
    - o Scholl, Bolchoz, McIntyre (Meg), Kendall, Johnson, McGrath, Stearns
- Next meeting date: Board meeting TBD – early January  
 General meeting TBD, in March/April  
 Meeting adjourned at 8:30 pm

## **Waterway Village HOA General Meeting Minutes**

### **WVPOA General Meeting Minutes**

#### **April 14, 2008 Meeting**

Meeting called to order at 6:05 pm, Lighthouse

Roll Call: 34 members present including proxies

Arp announced resignation from Board; new president to be elected at next Board Meeting

Meeting Minutes from November 13, 2007, General Meeting, read by Bolchoz, accepted by majority

Treasurer's Report presented by Bolchoz:

- Checking Account: \$17,408.56
- CD: \$2,862.65
- Outstanding 2008 \$100 assessments: 3 unpaid
- Outstanding 2008 \$300 dues: 14 unpaid
- Question from resident Lewis on canal refund – checks to be issued
- Report approved

**Unfinished Business:**

- Brief review of revised 2008 Budget by Bolchoz
- Maintenance Committee update:
  - o Drainage pipe repair – question from member on number of quotes (2)
  - o Street corner sign update
  - o Emerson gave update on landscape contract renewal
  - o Pot hole repairs just completed
  - o Lot B gate has broken spindle
- Entrance Sign discussion
  - o Emerson gave status update
- o Multiple comments, questions, etc.

- o Motion made to use Barron's and finalize contract
- o Motion made to make new signs look like existing signs as much as possible
- o Motion made to spend the money and complete the sign project
- o Motion made to allow the Board to make the final call on the signs, keeping other motions in mind
- o All motions passed

New Business:

- Brief discussion of possible picnic – no volunteers
- Discussion on annexation, ROW, roads, etc. (see all past General Meeting notes)
- Possible Annexation Committee, if necessary
- Discussion of minimum number on Board – conflict between Articles and By-Laws, minimum

3 or 5? Agreed to appoint new member at next Board Meeting, per By-Laws

Next General Meeting: in November 2008, date to be announced later

Meeting adjourned at 7:35 pm

## **November 2007 General Meeting Minutes (missing)**

**4/30/07**

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 3rd VP - Richard Roth

Board Members Not Present: 4th VP - George Arp

Residents Present: 25 + 6 Board = 31 in person

15 by proxy

Total = 46

Verification of Proper Notice: Mailed notices 3/20/07

Posted signs 4/14/07

E-mailed 3/20/07, 4/27/07, 4/30/07

Reading of the Minutes: Bolchoz read the 11/20/06 General Meeting minutes written by Bruce

Sweet.

Treasures Report: presented by Moritz

Checking Account: \$ 8,845.43

ICW: \$ 862.59

CD: \$ 2,745.42

Total \$11,590.88

Handed out and reviewed the budget to actual

Chris Scholl – Why was drainage put on back burner and Lot B came ahead?

Elaine Knapp – When we voted to put water and electric on Lot B the \$6,500 was to be funded

from the surplus funds in the checking account.

Paul Pugliese - We have spent \$5,200 for water on Lot B

City of Tequesta = \$4500

Irrigation, Shower, 3 hose bibs

Elaine Knapp – would like a list of all checks written

Motion to approve the Treasures report as read was seconded and unanimously approved

New Business: none

Unfinished Business:

1. Paul Pugliese – Lot B approx \$3800

a. 4 outlets at gazebo

b. Spot light at gazebo

c. Timer on sprinkler system

d. \$904 Trench

e. \$2,380 Electrician  
f. \$484 FPL hook up  
1. Paul Pugliese – Barbara Lewis amended the annual report  
2. Paul Pugliese - Signage –  
a. 2 estimates  
b. Large sign made of red wood  
c. Lot B – Private / Members only  
d. Stop signs  
1. Paul Pugliese – Shower installed without a permit  
a. Michael Steinbrook reported the violation to code enforcement  
b. We must get a permit by June 15, 2007  
c. Need survey approx \$ 700  
d. Need licensed plumber approx \$400  
e. Permit Fee approx \$200  
1. Paul Pugliese – Drainage  
a. Clear away sod to create a swale  
b. On Waterway the grate is clogged  
Chris Scholl – Has copies of engineering for drainage, Lot B was approved for \$6500 and one hose bib, Why did we plant trees in the swale and then irrigate on Seaview?  
BJ Batchelder – Why do we need a shower on Lot B?  
Elaine Knapp – Why is a resident ratting on his own community? We have a \$4 MM lot B we need simple electric at least for a radio/boom box.  
John Kendall - We need to create a “Master Plan” to include storm water, drainage, roads, Lot B  
Rae McClain – Why do we need electric on Lot B?  
Mark Bolchoz – made a motion to table electric on Lot B until further discussion, Tammy Smith  
2nd, and was approved!  
Paul Pugliese – Electric needed on Lot B for irrigation  
Carl Moritz – Electric needed on Lot B for security  
Chris Scholl- Fence on Lot B is in bad repair and does not keep the kids from climbing over  
Carl Mortiz – He got a quote for a steel fence that is high enough that you cannot climb over.  
Richard Roth – We attempted to make contact with Cohen numerous times to replace ficas and repair fence after hurricane. We got no response. We planted 98 – 3 gal ficas trees on Seaview on the Cohen property and irrigated it. Sent letter to Cohen requesting them to reimburse us for the expense  
Staley- Angry that Board spent money on ficas and did not get it approved.  
Paul Pugliese – We had a work party to fix the fence and only four showed up.  
Michael Sovis – Get Tequesta and Lox River District to address the water that comes from US Highway 1, down Waterway, under road and into the intracoastal. There should be NO drainage into the canal! Has pictures.  
John Kendall- has drainage next to his house that goes into the canal  
Bruce Sweet – major source of contamination is run off from dog feces! Not the septic system!  
BJ Batchelder – Storm water is biggest problem

**Paul Pugliese – Received a letter from PBC Engineer to address storm water and it projected**

**\$1,710,000 plus \$750,000 for a detention pond.**

**Paul Pugliese - made a motion to shelve the storm water issue for a special meeting**

**John Kendall – reviewed the questionnaire**

**Chuck Staley – How does the Board have the authority to special assess.**

**Barbara Lewis – in the By Laws!**

**Next Meeting will be held: General Regular Meeting**

**???????, 2007**

**7:00 PM**

**Lighthouse Restaurant**

**Meeting Adjourned: 9:10 PM**

**These Minutes approved on: \_\_\_\_\_**