



HOMEOWNERS ASSOCIATION, INC.

MINUTES OF BOARD OF DIRECTORS MEETING FRIDAY FEBRUARY 5, 2010

DIRECTORS ATTENDING:

Bill Sendelbach, President; Pam Snyder, Vice President; Bob Zerbe, Secretary/Treasurer, Carl Fimmano, Director; Ron Tucker, Director. Also attending were Dennis Latiak, Home Owners Association (HOA) Manager, and Karen Sloan, HOA Administrative Assistant.

OPEN:

Bill called the meeting to order at 10:05 a.m. Following the Pledge of Allegiance, a quorum was confirmed with all Board members present and a Proof of Meeting notice was presented. A motion was made and seconded to waive the reading of the minutes of the November 20, 2009 meeting.

AGENDA ITEMS:

Discuss Traffic/Speeding Violations. The joint HOA/PRO Committee will complete their final report following the inclusion of the Lake County Sheriff's Office speed meter data which was recently collected on Laurel Valley Road. A final recommendation will be made by the committee at the next HOA Board meeting.

Discuss Open House issue. An open house proposal such as those in neighboring communities was rejected by the Board. A new proposal was made to add a page to the HOA website which lists homes that are being offered for sale by Plantation owners. A committee was established to look into the details including a small charge for the listing and the requirement for showings to be by appointment only. As a side note, 113 homes were sold in the Plantation last year. This year we have a record 156 renters in the Plantation. Historically, many renters go on to purchase homes here.

Discuss well drilling on residential lots. While the Board understands the serious concern of residents, a change in the Plantation at Leesburg Covenants and Restrictions would be required to eliminate the restrictive clause. To make the change would require a vote of 50% plus 1 of all owners in the Plantation. The possibility of this happening is deemed to be unlikely. A suggestion was made to get a large number of residents to lobby for a change in the City of Leesburg rate structure for the use of a second meter.

Audit results to be completed by March 2010. The audit of the accounting records of the HOA is continuing smoothly and will be completed in time for our upcoming HOA Resident's meeting in March.

Plantation participation in Relay for Life. Relay for Life is a major fund raiser for the American Society. HOA Board members and numerous other groups in the Plantation have formed teams along with many other communities and businesses in the west Lake County area. The "Relay" will be held on April 23-24 at the Southpointe Baptist Fellowship. Please join us in support of our many teams' efforts to fight this disease.

NEW PROJECT ITEMS:

Manor staircase. The project to replace the exterior staircases at the Manor will be completed by the end of the month. This project was necessitated by their deteriorating condition.

Ashley Pool – geothermal and marcite. This extensive project is nearing completion. Work accomplished includes refinishing the pool surface with a new marcite coating, repair of underwater lighting, removal of the rim light strips which were no longer repairable, and replacing the current heating system with a new geothermal system. The geothermal system will result in considerable cost savings and make possible year-round heating of the pool. A note of sincere thanks to the HOA maintenance department for their extraordinary efforts in resolving the repair of the underwater lighting system was extended by the Board.

ARC Guidelines. The ARC Guidelines have been updated and are available on the Plantation HOA website. Copies may also be obtained at the HOA Administrative Office. As a "living document", these guidelines are revised periodically as dictated by changing needs. Last year, this committee reviewed 466 applications. Thanks to committee members for their significant offering of time and effort.

Fishing pier. The new fishing pier in Sawgrass Lake is nearing completion. It was noted that the Sportsman's Club has donated the money for benches to be installed. Thanks to them.

Manor courts resurfacing. The Manor tennis and pickleball courts and surrounding walkways are being resurfaced. The lighting system is also being enhanced with additional fixtures and realignment. The lighting system at the Ashley courts will also be realigned.

Bocce Courts. The Manor Bocce Courts have been recarpeted and side and end boards repainted.

Archery Range. A new archery range is currently being prepared with area clearing and weeding. An off-street gravel parking area will also be installed using leftover material from the resurfacing of Glen Eagle Drive.

Horse Shoes. The storage shed has been relocated to the site of the horse shoe pits. Along with the installation of a new water fountain, these improvements along with the Horse Shoe Clubs installation of a canopy over the score board significantly improve the site of this activity. Thanks to the horse shoe gang for their hard work.

Glen Eagle Village street resurfacing. Weather permitting; resurfacing of Glen Eagle Drive will begin on February 9 and should be completed in 2-3 days. Material will be staged in the old picnic ground area.

Status of Plaza – update. Progress on the new Plaza on 27 continues to move slowly with no completion date announced.

Status of Administrative and Sales buildings. A decision on the future use of the Administrative and Sales buildings is on hold pending the move of the PAL Realty offices to their new location in the route 27 Plaza.

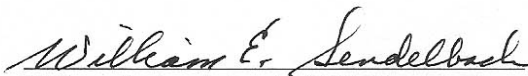
Belle Grove bushes replacement. The bushes located at the entry to Belle Grove Village are being replaced with plants that are similar to those planted throughout the Plantation. The Oleander plants will be removed.


Plantation History. Written by Plantation resident, Bill Swinford, a book that chronicles the history of the area, the development of the Plantation, and the origins of our many activities is in its final stages of completion. Many years of research and writing have gone into this wonderful book. Currently undergoing final edit, decisions on publication and distribution are being undertaken with the support of Dennis Latiak, Karen Sloan and residents Jim Ansley and Dave Covalt.

PLANTATION HOA RESIDENT MEETING:

The next Plantation Home Owners Association Residents meeting will be held at 9:00 a.m. on March 26 in the Manor. Coffee and donuts will be served.

ADJOURNMENT: 10:50 a.m.


William E. Sendelbach, HOA President


Robert E. Zerbe, HOA Secretary/Treasurer