



**MINUTES OF HOMEOWNERS ASSOCIATION MEETING**  
**Friday, March 13, 2009 – 9 a.m. – The Manor**

**DIRECTORS ATTENDING:** Bill Sendelbach, President; Pam Snyder, Vice President; Lyle Johnson, Secretary/Treasurer; Carl Fimmano, Director; and Ron Tucker, Director. Also in attendance, Homeowners Association (HOA) Manager, Dennis Latiak.

**OPEN:** Bill called the meeting to order at 9:00 a.m. After the Pledge of Allegiance, proof of meeting notice was presented.

**READING AND APPROVAL OF December 2, 2008 MEETING MINUTES:** A motion was made and seconded to approve the minutes and waive their reading.

**REPORTS BY HOMEOWNERS ASSOCIATION MANAGER, DENNIS LATIAK**

- 2008 Audited Financial Statements. Total Revenues were \$3,032,851. Profit for the year was \$95,731 compared to a budget of \$21,818. Member's equity at year-end was \$1,663,488.
- Telecommunications Update. The new telecommunications installation should be completed soon. This employs a wireless network that will tie together all activities centers, administration, and the gates. This is a more efficient system which provides many improved features. Estimated payback on the cost of the system is 2 to 2 1/2 years.
- Plantation Irrigation Update. This project involves the irrigation system for common areas stretching along Plantation Drive from the North Gate to the bridge. Potable water currently being purchased from Leesburg will be replaced by well water. Two new wells will be drilled and the wells will be hooked in to the existing irrigation system. This will result in annual savings of \$60,000 to \$70,000 in water bills. Payback will be about one year.
- Collections and Delinquencies. We have much better control over these since bringing our accounting in-house, and we're in good shape compared to the industry. We send notices to everybody who is behind in paying their monthly fee. There are twelve homes in foreclosure, and most of these represent homes purchased as investments or to flip.
- Manor Improvements. The HOA is looking for volunteers with decorating experience to help the HOA develop a plan for sprucing up The Manor.
- Plantation Plaza. The developer has 60%-70% occupancy for the first building. He has had meetings with Green Tree residents to discuss landscaping along the common border. Tenants include a restaurant, Plantation Realty, a financial company, and a golf cart establishment. The drive will be paved in two-to-three weeks.
- Landscape Issues. Because of the extremely cold winter, some of the plantings died, and the grass is brown. The shrubs are being replaced, and things should green up as we head into spring.

**REPORT ON SOLAR POOL HEATING INVESTIGATION, by DIRECTOR RON TUCKER**

Troy Wilson is in charge of a committee of residents which is actively investigating alternative sources of energy to heat our pools. The initial investigation has involved the possibility of using solar panels to provide some of the heat. Propane heaters would still be needed to supplement the solar heat. The committee is also looking at using water to water heat pumps to heat the pools as this method is currently being used by Hawthorne. The committee has visited actual installations and is getting bids from solar panel suppliers. This is an ongoing project, and when it is completed, recommendations will be submitted to the HOA board for their consideration.

**REPORT BY BILL SENDELBACH, HOA PRESIDENT**

Leesburg Water will conduct a meeting for residents on April 13<sup>th</sup> focusing on water conservation and conservation measures that work.

**RESIDENT QUESTIONS AND ANSWERS**

Q: When the golf carts leave the Plantation Plaza to enter The Plantation, will we have a way to check to make sure that they are Plantation residents?

A: We will discuss this with North Gate Security.

Q: Why don't the audited financials show reserve accounts for specific items such as buildings and roads?

A: Specific reserve accounts are not required for Homeowners Associations under Florida Law.

Q: Some of the old plantings don't look very good.

A: Things will green up soon. We try to replace shrubs when they become unsightly.

Q: I was sorry to see the large palm tree in front of the Manor go. Are there plans to replace it?

A: We have landscaped the area with lower plantings which do not obscure the front of the Manor the way the large palm tree did.

Q: Won't people exiting Plantation Plaza create a traffic tie up?

A: The exit road to Plantation Blvd. was part of the original platting of this area. Most of the current congestion is early in the morning when traffic exiting Plantation Plaza should be light.

Q: Why aren't the financial statements of the HOA on an accrual basis? Are their future commitments encumbering the reserves?

A: The audited financial statements have always been done on a tax basis. There are no future commitments encumbering the reserves.

Q: Will the Hermitage pool be covered?

A: There are no plans to cover the Hermitage pool.

Q: A proposal for a unified craft center is being pulled together by the PRO Board.

A: The HOA Board will consider the proposal when it is received.

Q: Are residents included in the new communication system?

A: The system is for staff only.

Q: The RV club has been formed.

A: The HOA supports the formation of this club.

Q: Some of the retention ponds need cleaning out and mowing.