



MINUTES OF HOMEOWNERS ASSOCIATION MEETING FRIDAY MARCH 26, 2010 – 9:00 a.m. – The Manor

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 9:00 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 December 1, 2009 meeting.

REPORTS BY BOARD MEMBERS:

BILL SENDELBACH, HOA PRESIDENT

- **EXTERNAL STAIRS RENOVATION PROJECT:** The installation of the 4th external stairway at the Manor is nearing completion. This is the final phase of this safety related renovation project.
- **SAWGRASS LAKE PIER:** A newly constructed pier which extends out into Sawgrass Lake near the volley ball court has been completed. One new addition will be the addition of benches which will be funded by the Sportsman's Club. Whether you are fishing or would just like to take in this beautiful view of the lake, you will enjoy this wonderful addition to our community.
- **GLEN EAGLE DRIVE BUSH REPLACEMENT:** The replacement of the deteriorating bushes along Glen Eagle drive adjacent to the entrance Belle Grove Village has been completed.
- **PLANTATION VIEW DRIVE RETENTION POND BUSHES:** Bushes have also been installed at the rear of the retention pond which borders Riverside and Brampton Villages on Plantation View Drive.
- **MAINTENANCE STORAGE BUILDING:** A new storage building is being installed near the volley ball court for the use of our Maintenance Department. This addition both satisfies the need for more storage and will result in reduced transit time to retrieve needed materials.
- **GLEN EAGLE DRIVE REPAVING:** The repaving of roads in Glen Eagle Village has been completed. This is part of our ongoing road maintenance program.
- **MANOR TENNIS COURTS:** The tennis courts located adjacent to the Manor are being repaired and repainted. The paint scheme will be the different than that used on the pickle ball courts. This project will complete the refurbishment of the Manor court facilities.
- **WOODWORKERS CLUB:** The Woodworker's Club is in the process of purchasing a building that will be located on the site of an old deteriorating maintenance storage shed which will be torn down. The site adjacent to the sewage treatment plant which will cease operations in about two months.

PAM SNYDER, HOA VICE-PRESIDENT

- **RESIDENT DIRECTORY:** The Plantation Resident Directory update is nearing completion. The deadline for changes is March 31. It was noted that advertising makes possible publishing the directory free of charge to residents.
- **PLANTATION HISTORY:** A history of the Plantation is nearing completion. Researched and written by Plantation Resident, Bill Swinford, this in depth wonderful chronicle of the development of our community and the roots of many of our activities will be enjoyed by all. The Board would like for each resident to receive a free copy however, the publishing costs will determine whether or not this is possible. It is currently planned for excess funds from advertising in the Plantation Times to be utilized to cover printing costs. No HOA assessment monies will be used for this project.
- **PLANTATION RESALES:** For 2009, we had the highest number of resale closings since turnover with the total number being 113. Resales this year are well ahead of that of last year as well. By March 31 of 2009, we had 24 resale closings and by March 31 of this year we will have had 38.
- **PLANTATION RENTALS:** Our rentals hit the highest level this year with a total of 165. Of those, approximately four have gone on to purchase here in the Plantation.
- **FOR SALE BY PLANTATION OWNER:** In order to assist residents who are trying to sell their homes on their own, the Board has approved the addition of a new link on the PALHOA Website. Residents wishing to list their home for sale on this site can contact Karen Sloan at the HOA Administrative Office for more information.

- **ARCHITECTURAL REVIEW COMMITTEE:**

- In November, the Board approved the Committee's recommended guideline changes. Residents are reminded that they must submit a request for approval of proposed changes to the exterior of their property. Please see the HOA Administrative Office to obtain a copy of the latest guidelines.
- House numbers are required and must be visible from the street. It is very important that emergency responders be able to readily locate your home in case of emergency.
- Routine ARC inspections will begin starting in April. Roofs, siding and overgrown landscaping will be inspected. Due to severe winter weather impact, lawn inspections have been deferred to a later date. Notice of the resumption of lawn inspections will be published in the Plantation Time.

- **AMERICAN CANCER SOCIETY RELAY FOR LIFE:** There has been a tremendous response to this event from the residents of the Plantation. The event will be held beginning 6:00 p.m. Friday, April 23 through 10:00 a.m. on April 24 at the Southpointe Baptist Fellowship. The Plantation at Leesburg is a sponsor of this event. Other Plantation participants include Plantation Pickle Ball, Plantation Resales, and Valley Crest to name a few. No HOA funds are being used to support this event.

BOB ZERBE, HOA SECRETARY/TREASURER

- **INDEPENDENT AUDITED FINANCIAL STATEMENTS:** The audit of the Plantation at Leesburg Home Owners Association, Inc. were conducted by accounting firm of Greenlee, Kurras, Rice and Brown, PA. Their report dated February 16, 2010 stated "In our opinion the financial statements referred to above present fairly, in all material respects, the financial position of the Plantation at Leesburg Homeowners' Association, Inc. as of December 31, 2009 and 2008, and the results of its operations and cash flows for the years then ended in conformity with the accounting principles generally accepted in the United States of America." The Board noted the outstanding performance of Sharon Diament and Trish Urbanski, our accountant and bookkeeper respectively.
- **MEMBERS EQUITY:** Assets as of the year ended December 31, 2009 were \$1,747,828.
- **FORECLOSURERS:** Know foreclosures in various stage are approximately 17 out of a total of 2820 homes
- **AGED OWNER BALANCES:** As of the Mar. 25, 2010 report, the aged owner balance was \$47,706.76. Those with significant balances have been referred to our attorney, Wean & Malchow, PA for collection and/or Notice of Intent to Lien. It should be noted that the vast majority of owners on this report were one month late and these owner were sent a Reminder Invoice.

CARL FIMMANO, HOA BOARD MEMBER

- **Following numerous meetings over 3 years both within the Plantation and with outside organization including the Lake County Sheriff's Office (LCSO)**
- **TRAFFIC COMMITTEE FINAL REPORT RECOMMENDATIONS:**
 - The costs of bringing our signage up to code in conjunction with the cost of contracting the Lake County Sheriff's Office (LCSO) and related conformance with state statutes regarding speed limits would not justify nor produce the desired impact. Therefore, this proposal was rejected. The committee by consensus also rejected the use of "Off Duty Deputies."
 - Traffic radar monitor studies by the committee and the LCSO report were in agreement regarding the extent of the problem on Laurel Valley Road. They therefore recommend an increase in the speed limit to 20 mph. They noted however, that the residents of Laurel Valley Road should be notified before any change is implemented.
 - Continue the use of the Radar Monitor to record traffic speeds after any change is implemented and to compare it with previous data.
 - Following acceptance, dissolve the committee as it works over a period of two years study has been completed.

RON TUCKER, BOARD MEMBER

- **ASHLEY POOL:** 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.
- **Archery Range:** A new archery range located on Glen Eagle (the old picnic area) is currently being prepared with the completion of area clearing and weeding. A storage shed has been constructed and the equipment is currently on order. An off-street gravel cart parking area is also planned. Thanks to the Archery Club for their help and understanding.

PLANTATION RESIDENTS ORGANIZATION REPORT: Troy Wilson offered the following report on the status of the Plantation Residents Organization (PRO).

- **DISSOLUTION:** Noting the substantial satisfaction of the provisions under the Articles of Incorporation, members have approved the dissolution of the PRO at their March 9, 2010 meeting. In accordance with the vote, the PRO Board has filed the necessary documents with the Florida Secretary of State's office.

- **FINAL MEETING:** A final meeting of the PRO Board will be held at 7:00 p.m. on April 5, 2010 to resolve any remaining issues including the resolution of the disposition of remaining assets. Following this meeting, the PRO will cease operations as of April 30, 2010.
- **CONCLUDING REMARKS:** In conclusion, Troy noted the many of the significant undertakings of the PRO including many efforts in support of the Plantation HOA. It has been a relationship marked by mutual respect and friendship.

RESIDENT QUESTIONS AND ANSWERS

Q: Do we have an attorney review contracts?

A: We do retain Wean & Malchow, PA as our attorneys on an as needed basis.

Q: What is the status of the sewer plant property?

A: We have queried Leesburg on several occasions regarding the purchase or lease of the property. They have not responded with an offer.

Q: Can we lower the height of the stop signs at the Brampton/Plantation View Drive intersection?

A: We will check on the height of the signs at that intersection.

Q: A jogger has been using the middle of Laurel Valley Road. What can be done?

A: We continue to discourage this and other dangerous practices. Another warning will be placed in the Plantation Times.

Q: What is the policy on inviting outsiders to our events? We would like to have an open event for the Writer's Guild.

A: The three events that are currently open to outside guests were approved by the developer and grandfathered in. We will review the policy.

Q: There has been a noticeable increase speed on Plantation Blvd. Can we place additional signs at Greentree and Casa Del Lago to slow speeders?

A: We will continue to post reminders in the Plantation Times. We will also put the speed meter in that location again.

Q: We have had solicitors come into the Plantation. What can be done to stop them?

A: Please get their card if possible and call administration or security. In the future, we will deny access to that company.

Q: Shouldn't we plan a celebration for the 25th Anniversary of the Plantation?

A: We need feedback from residents and volunteers to plan and run the event. You can also put an article in the Plantation Times.

Q: Can the walkway from the Manor postal kiosk turning right toward Pine Hill be curved to protect the grass?

A: We will look at the possibility.

Q: We continue to see animal and other waste along the roads and paths. Can we encourage people to clean up?

A: We will post another reminder in the Plantation Times.

Q: Can anything be done about the water rate structure?

A: The water company is owned by the City of Leesburg. You will have to address your concern with the Leesburg City Commission.

Q: Can the bushes at the Riverside entry be lowered so exiting drivers can see oncoming Plantation View traffic?

A: Yes.

Q: I am concerned about the safety of the men on back of trucks trimming bushes. Can anything be done?

A: Valley Crest is a private contractor. We will talk to them about your concern.

Q: The posts at the Manor postal kiosk look terrible. Can they be replaced?

A: The kiosk belongs to the US Post Office. We continue to call them with our concerns. They have not been forthcoming with a response. We will have maintenance look at them.

Q: Did you know that there is water leaking from the north entry fountain?

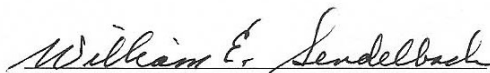
A: We will have maintenance check on it.


Comment: Thanks for the great job on refurbishing the Manor décor.

Comment: Thanks to Karen Sloan for the great job she does for us on the Plantation Times.

Comment: The Plantation is a great place to live and I want to thank the Board for the great job that they do.

ADJOURNMENT: 10:15 a.m.


William E. Sendelbach, HOA President


Robert E. Zerbe, HOA Secretary/Treasurer