



MINUTES OF BOARD OF DIRECTORS MEETING FRIDAY MAY 21, 2010

DIRECTORS ATTENDING:

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

OPEN:

Bill called the meeting to order at 10:12 a.m. Following the Pledge of Allegiance, a quorum was confirmed with sufficient 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 Feb 5, 2010 meeting.

AGENDA ITEMS:

- **Usage/disposition of Administration and Resale Buildings.** Board members discussed several options including the sale, relocation and demolition of the Administration, Resale, and the building adjoining the rear of the Resale building. Sale of the buildings, while an option, was deemed highly unlikely given the current market, building condition, and the cost of disassemble and movement. Also of concern would be the requirement and cost of permitting and bringing the buildings up to current code at a new site. Relocation within the Plantation has all of the cost considerations of sale plus the lack of available land within the Plantation and related availability of existing utilities and parking space at the new site. A phased demolition and debris removal of all buildings is currently deemed the most feasible option. The estimated cost of this option is approximately \$8,000. Future land use of the current building sites includes a new Administration Building and adjoining small building housing meeting room space along with a picnic pavilion. The picnic pavilion would be constructed on the current site of the existing Administration Building. The pavilion would include screening, restrooms and outdoor grills. Further consideration is pending the vacancy of the Resale Building by Plantation Realty, site and architectural planning, and cost and feasibility analysis. A final recommendation will be discussed at a future Board meeting.

- **Vote on results of PRO Board Recommendations on Traffic and Speeding.**

Final Recommendations to the HOA.

- (1) Little would be gained having an agreement with the LCSO to patrol our roads. The cost is high (\$50/80K) and would not produce the desired effect. We may also be on unproven legal grounds. The Sheriff has advised on numerous times that we do have a very safe community.

It is the opinion of this committee that even with some type of agreement, we would **NOT have many deputies patrolling our roads often enough to make an impact.**

- (2) Raise the speed limit on Laurel Valley Road from 15 to 20 mph.

Should the HOA accept these recommendations, that they consider these points:

- (a) Inform the Laurel Valley Road residents of the change before 3 it is implemented.
- (b) Continue the use of our traffic monitor to record traffic speed after the change is made and compare with the recent current data.

Following discussion, a motion offered to accept the recommendations was seconded and passed by a vote of 3-1 by the Board.

The work of the committee being completed, the Traffic and Safety Committee is hereby dissolved by the Board.

- **Discuss HOA Responsibility for abandoned and foreclosed homes.** Discussion referenced the following provisions of the Declaration of Covenants, Conditions, Easements and Restrictions for the Plantation at Leesburg.

3.2.3 Maintenance of Lots and improvements thereto shall be the responsibility of their Owners. Owners must keep all lawns mowed, including all grass to edge of the pavement, and shrubs, trees and bushes trimmed, and the exterior of the Dwelling Unit in a clean and good state of repair. Should an Owner fail to maintain his Lot and improvements thereon in a clean and neat fashion, and in a good state of repair, then the Association shall notify the Owner of the deficiency in the maintenance of his Lot, Dwelling Unit or other improvement, and, if the deficiency is not cured within ten (10) days after the notice is mailed, then the Association shall have the right, through its agents and employees, to enter upon the Owner's Lot and to clean, repair, maintain and restore the Lot and the exterior of the Dwelling Unit or other improvements located thereon. Such notice shall be by written notice mailed to the Owner's last address listed on the Association's records. The

cost of such maintenance shall be the responsibility of the Owner and shall be paid by the Owner as an Individual Assessment, as provided in Article V herein, which shall be billed at the rate schedule established periodically by the Association and available for review in the Association's office.

5.8 Effect of Non-Payment of the Assessments; Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate of interest authorized under the laws of the State of Florida. The Association may file a claim of lien upon the Lot or Parcel for such overdue Assessments, and/or may bring an action at law against any Owner who has failed to timely pay any Assessment, or may foreclose the claim of lien against the Lot or Parcel or other subject property, in the manner provided under the laws of the State of Florida. Such claim or lien shall also secure the Association's reasonable attorneys fees and costs of collection of the Assessment, and in any action against an Owner, the Association shall be entitled to recover its attorneys fees and costs, including any appellate proceedings. No Owner may waive or otherwise escape liability for the

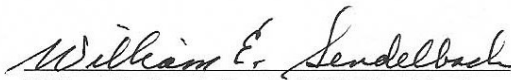
Assessments provided for herein by non-use of the Common Areas or abandonment of his Lot or Parcel or other property. If any installment of any Assessment remains unpaid sixty (60) days after the same shall become due, the Association shall give written notice of that delinquency to any Institutional Mortgagee who has requested written notification of same.


Currently, we are taking aggressive action to bring owners into compliance by a combination of placing liens on lots and by pursuing payment through a collection agency. In accordance with our Covenants (section 3.2.3), we are mowing lawns at 10 houses at a cost of \$20. Last year, we expended approximately \$400 on mowing. This year, we expect it to be slightly higher.

- **Discussion on Fountain and Flag Requests.** Requests to place fountains in the pond located in front of the Manor and at the West Gate retention pond were rejected based on initial purchase, installation and maintenance costs. A request to place a flag at the West Gate was also rejected.
- **Discuss the Hall of Fame Walls for Plaques.** After a meeting of interested parties chaired by Dennis Latiak, a committee suggested the use of a wall located on the interior hall of Hermitage Hall be repainted and space be provided for the placement of sports activities plaques. This would be similar to the display of plaques currently displayed on that wall. Each space would be outlined and identified with the name of that sport. It was noted that this proposal recognized the fact that we have run out of places for the plaques and trophies that have been accumulated over a period of many years. Trophies will no longer be displayed.
- **Plantation History Status.** With all layout work essentially completed, bids for printing are currently being requested from three printers.
- **Discussion/approval for Non-resident Function Attendees.** This item addresses written requests received from the Plantation Theater Group (PTG) and the Plantation Writers' Guild regarding the invitation of non-resident guests to attend their respective activities. In the case on the PTG, it was noted that there has been a continual decline of residents at plays, concerts and dances by residents. Given the amount of dedication and effort put forth by this group, the pleasurable experience offered to our residents, and the positive effect on the funding of Manor improvements, their request was favorably considered. The Plantation Writers' Guild offers this growing area of interest to host an annual "Gathering" event of organized groups. Included in this event would be the opportunity to speak with attendees about the writing process, present readings from their works, and to sell their published works. Not unlike the craft, fine arts and train shows, this event presents residents the opportunity to showcase their talent. Given the strength of the group's proposal, this request was also favorably considered.

After discussion, a motion was offered and passed 4-0 in favor of permitting the Plantation Theater Group and the Plantation Writers' Guild to invite non-resident guests to attend Theater and Guild functions respectively on a one year trial basis. Operational details on ticketing, ticket sales and pricing must consider Plantation resident priority and be worked out with the activities director. Signage and gate entry procedures must also be coordinated with the activities office and security.

ADJOURNMENT: 11:28 a.m.


William E. Sendelbach, HOA President


Robert E. Zerbe, HOA Secretary/Treasurer