

CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting August 17, 2017 Meeting Minutes

1. Call to Order-Certifying of Quorum

Sharon Huddleston called the meeting to order at 6:30 p.m. Andrew Peterson was present, therefore a quorum was established. Notice was mailed to homeowners in a timely manner, board confirmed timely meeting notice. Pamela and Doug Pinner represented McNeil Management.

2. Approval of Meeting Minutes:

On Motion: Duly made by Sharon, second by Andrew and carried unanimously.

Resolve: To approve the minutes as presented.

3. Reports

Secretary: None.

Treasurer: Expenses to date are in line with the budget. The two money market accounts can be combined. Outstanding receivables total \$985.29 and both matters are in attorney collection.

President's Report: None.

4. Committee Reports

Playground: Spoke about replacement of unit vs. re-using current parts to obtain better play unit for less money and include a sun-shade. Discussion about wood mulch vs. rubber mulch and the overall size of the playground. Anticipate two standard swing seats and no baby seat. Committee will continue to work with vendor and anticipate installation in October. The committee will send final proposal to the board for review.

On Motion: Duly made by Sharon, second by Andrew and carried unanimously.

Resolve: To approve the expense total of approximately \$32,000 and October installation.

Lake: No fish kill this year and weeds are under control. There is a palm tree reported down around the back of the lake. Board discussed proposal and status of remedial work for the SWFWMD permit anticipated to occur within the next month.

On Motion: Duly made by Andrew, second by Sharon and carried unanimously.

Resolve: To approve the CES Engineering remedial work proposal at \$7,905.

Irrigation: An irrigation issue occurred along Buffalo Road behind owner homes and the homeowners understand this area is their responsibility to handle. Butch Norman from the irrigation committee went to visit the owners during the flooding event.

5. Business Items

2018 Budget/Assessment: Discussed 2018 proposed budget and assessment at \$540/year.

On Motion: Duly made by Andrew, second by Sharon and carried unanimously.

Resolve: To approve the 2018 budget and assessment as presented.

Open Board Position: Board requested volunteers from the room. No current volunteers.

Erosion Repair: Sharon indicated she did not believe the sod had been placed down over the erosion repair and requested manager reach out to Yellowstone.

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Basketball Court: Sharon indicated she had received a call from Sport Surfaces and indicated to them she was displeased with the cover-up of the cracking areas as they are still visible underneath the new surface. She asked manager to follow up with Sport Surfaces to resolve.

Estoppel Process: Discussion and explanation of new legislative mandates regarding the estoppel process.

On Motion: Duly made by Sharon, second by Andrew and carried unanimously.

Resolve: To adopt the process as written by the attorney and presented by management.

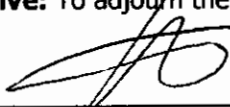
6. Owner Discussion

- Owners requested back of home be cleaned at 7162 50th Ave Cir E. Letters have been sent and lot is on violation report for board to determine attorney enforcement action.
- Owner requesting assistance with street parking, board recommended he contact the non-emergency sheriff department as the roadways are public.
- Homeowners discussing vehicles driving too fast within the community and board recommended contacting sheriff department as roadways are public.
- Homeowner feels bushes planted by the developer along the main thoroughfare are blocking view for driving on the streets/driveways and requested they be removed. Board responded belief is plants are on the homeowner lots and owners should maintain them or remove them.
- Owner was directed to contact Peace River electric regarding a lamp post light not working.
- Manager requested to have no fishing sign re-installed on post that was knocked down and replace missing no soliciting sign at back entry.
- Manager requested to add notification on assessment notice regarding homeowners picking up after their pets.

7. Adjournment

On Motion: Duly made by Sharon second by Andrew and carried unanimously.

Resolve: To adjourn the meeting at 7:56 p.m.



Prepared by Manager on behalf of Secretary