

**ORANGE PARK COUNTRY CLUB OWNERS ASSOCIATION
REGULAR MEETING OF THE
BOARD OF DIRECTORS
ADMINISTRATION BUILDING
February 20, 2009**

MINUTES

Tom Mackin called meeting to order at 6:30 PM. Quorum established.

Board Members Present: Tom Mackin, Frank Knafelc, Linda Sparks, Chuck Davis, Rick Loftis, and Todd Hite.

Absent with notice: Jim Cannon.

Guest/Homeowners: Homeowners, Wilma Miller, Kim Wiggins, Bill Miller, Wayne Gullett, Jerry Fuller, Barbara Fuller, Kent Carter, Fran St. Germain, Mr. and Mrs. Goetz Neubauer, and Dr. and Mrs. Goessner. Susan Bailey and Steve Loveland attended for Marsh Landing Management Company

Minutes of regular meeting of January 20, 2008. Motion made by Frank Knafelc to accept the minutes as presented. Motion seconded by Chuck Davis, and carried.

Treasurer Report: Frank Knafelc

Frank gave the financial report as submitted, showing that expenses were in line with the budget, and noting that accounts receivable were higher this year than last at this point. Chuck Davis moved to accept financial report as submitted. Todd Hite seconded the motion. Motion carried.

Steve Loveland appeared before the Board at their request to present options on allocating reserve funds to different financial institutions, since currently the Reserves held in the account at Peoples Bank exceed the \$250,000 FDIC insurance limit. After discussion Chuck Davis moved that a) ~\$500K, or amount that leaves only \$250K in Peoples', be transferred from Peoples' to Fidelity MM and b) assign Frank and Tom form a committee of two (2) to secure the best possible packages for the investment of any account in excess of \$250,000.00 from Peoples Bank. Todd Hite seconded the motion. Motion carried.

Management Report – Susan Bailey

1. The signage replacements authorized by the Board are underway, with completion due by the end of February. Broadus will also clean the sign just past the wing wall reader board, right some directional signs that have fallen or are leaning, and remove the "Taylor Woodrow Community" from the guard house entry wall on the right.
2. EWP Contractors has completed the work on Loch Rane Blvd, including the rebuilding of the sidewalk that was removed during the repair.

3. Working with IOA Agency on the insurance renewal package. They report that they also may add coverage in light of the Board's considering making the Administration Building available for use or rental by various homeowners in the community.
4. We have two bids for consideration as requested regarding a sinkhole and storm drain box failure in a common area between Monterey Parkway and Legacy Drive. Copies are provided for each Board Member this evening.
5. Late notices have been sent to all owners who did not pay assessments by the 31st of January. We have updated notices to the collection attorney with regard to all delinquent accounts past the waiting period as required by Statute.
6. ARB met on February 3rd. Three submittals were reviewed.
7. Street Sweepers will be out in the community this Friday the 20th for regular quarterly maintenance.
8. The awning replacement for the central mailbox has been ordered. A meeting was held with the Board President, the Association Manager and the Boree Canvas representative to select the material. Tom Mackin made the selection.
9. At the Board's request, we have materials to present at the meeting this evening regarding alternative secure sources for depositing the Reserve Funds.
10. Eight 48" round tables were purchased with the Board President's approval for the Administration Building in anticipation of social events. The Social Committee purchased them at Sam's and they have been reimbursed \$492.
11. Landscapers will begin cutting back the dead philodendrons and other freeze damaged plant material when all danger of frost has passed. Mowings will resume seasonal frequency in March. By shutting down the irrigation system earlier this month during the severe cold snaps, they were able to avoid burst pipes and icy streets.

Committee Reports

ARB – Chuck Davis

Chuck reported that final inspections are being completed as well as a number of new projects in progress. The issue of above ground propane tanks being visible from the road and/or from adjacent properties was discussed.

Chuck reported that the aged deposits are being researched and handled on a case by case basis.

CEC: No Report

Landscaping – Tom Mackin and Chuck Davis

Tom reported that there are a couple of outstanding invoices to be paid.

Rules – No Report

Steering – Frank Knaflec

Frank reported that at the last Steering Committee meeting Susan spoke about the work being done on the Boulevard, and that Precision Landscape would be meeting with the Committee at their Thursday meeting.

Roads – Tom Mackin

Tom reported that the pot holes within OPCC have been repaired except for one on Country Club Blvd. Chuck Davis inquired about the depression on Loch Rane Blvd that needs attention.

Ad Hoc Ponds and Land – Tom Mackin

Tom reported that the Engineer from St. John Water Management inspected the ponds last Tuesday and will be forwarding his report next month.

Communication - Harry Hausman – No Report**Old Business:****Grant of Easement Update – Tom Mackin**

Tom reported that he spoke to the lawyers about the Board deciding that since they couldn't get the vote from the community concerning the grant of easement for 50% ownership of the roads and 50% of the gate house they decided to grant to Lock Rane a grant of easement in perpetuity for use of the roads and never move the gate house. The lawyers for Lock Rane stated that the vote, as committed by OPCC, must move forward and then the two entities move forward into mediation.

After discussion on options, whether to give the 50% to Lock Rane or sell 50% to the Loch Rane community Frank moved to send a ballot to all owners stating the two options. Rick Loftis seconded the motion. Motion carried after discussion.

Tom reported that that he received a letter from the attorney of bodily attachment for a former owner who signed a promissory note in 2006 and never paid it off.

New Business:

Susan presented two bids for the storm drain repair; EWP's bid for approximately \$6,000.00 not to include any tree removal if required, and Urban Partners for \$3,198.00. After discussion Frank moved to accept the bid from Urban Partners. Linda Sparks seconded the motion. Motion carried.

Tom reported that he was contacted by the engineering firm that was contracted by the county to do the work on the ponds at the Blvd. stating they would like to give a presentation to both OPCC and Loch Rane homeowners on the project. He will confirm a date with the Lutheran Church to hold such a meeting in their Hall.

Owners Comments/Concerns:

Owners expressed their concerns over the cost of the gate house and feasibility of moving it to the wing wall area. Owners also requested that savings of bidding to professional

guard served be affirmed before continuing on present course of litigation with Loch Rane.

The option of having a social committee was discussed and the Board decided to table the decision until the March Board meeting.

Meeting adjourned at 8:20 PM.

Next meeting is scheduled for March 17, 2009

Respectfully submitted,

Linda Sparks