

**ORANGE PARK COUNTRY CLUB OWNERS ASSOCIATION
REGULAR MEETING OF THE
BOARD OF DIRECTORS
ADMINISTRATION BUILDING
March 17, 2009**

MINUTES

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

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

Absent with notice: Todd Hite

Guest/Homeowners: Homeowners, Wilma Miller, Kim Wiggins, Wayne Gullet, Ed & Barbara Otocka and Mr. & Mrs. Robert Grandstaff. Susan Bailey attended for Marsh Landing Management Company

Minutes of regular meeting of February 17, 2008. Motion made by Frank Knafelc to accept the minutes as presented. Motion seconded by Jim Cannon, motion carried.

Treasurer Report: Frank Knafelc

Frank gave the financial report as submitted and so far nothing is over budget, year to date under budget by \$15,000.00. Chuck Davis moved to accept the Finance Report as submitted.

Management Report – Susan Bailey

1. The signage replacements authorized by the Board are complete. Their excellent appearance makes the signage that was not replaced look very worn out. Would the Board consider replacements of the remaining signage?

1. Urban Partners completed the storm drain repair across from the corner of Country Club Blvd and Monterey Parkway.

2. We have the bid for fixing the sinking pavement on inbound Loch Rane Blvd. which will be considered by Steering Committee this Thursday.

3. IOA Agency has worked up the insurance renewal package with three options. Copies are here this evening for the Board's consideration. As to the question of additional coverage for the Administration Building if rented out to owners wishing to serve alcohol, the answer is no. If a party of such size and nature held by a homeowner involves an open bar, the owner's personal homeowner policy can furnish a hold harmless rider naming the HOA.

4. The CEC did not meet this month, but will likely be called to duty next month. We are still in need of a chairperson, who may not be a Board Member.
5. We continue to work with attorney Suzanne Quinonez on delinquent accounts. Recently we began tracking legal action against an owner who filed bankruptcy and then failed to pay the court as ordered. We also filed a new lien.
6. ARB met on March 5th. Four new submittals were reviewed and work continues on aging ARB deposits.
7. Street Sweepers were out in the community on the 20th of February for regular quarterly maintenance.
8. The awning replacement for the central mailbox has been installed. MLM maintenance personnel will install new environmentally efficient light fixtures to replace the old ones which were insect magnets.

Jim Cannon moved to clean and paint the mailbox if the proposal is \$500.00 or less. Chuck Davis seconded the motion. Motion carried.

Committee Reports

ARB – Chuck Davis

Chuck reported that the ARB has a new committee member, Ziggy Rutan.

Chuck stated that there was one (1) final inspection for the month and retired more aged deposits.

Chuck reported that he requested the overflowing dumpster at 661 Cherry Grove Road be removed. Also, Chuck stated that the stucco work to the property is slated for next month (April).

CEC: No Report

Landscaping – Tom Mackin and Chuck Davis

Tom reported on the new flowers that are being planted and the dead trees are being removed.

Rules – No Report

Steering – Frank Knaflec – No Report – meeting not yet held

Roads – Tom Mackin – No Report

Ad Hoc Ponds and Land – Tom Mackin

Ed Otocka reported that he emailed Dale Eisman concerning the water quality test and has not received an answer in return.

Tom Mackin distributed a flyer that the Loch Rane community passed out concerning the CDC Meeting on March 30th at 7 PM. Tom stated that he will have the flyer reproduced and have the block captains pass it out to all OPCC residents.

Communication - Harry Hausman – No Report

Old Business:

Grant of Easement Update:

Tom requested the lawyers draft a letter for distribution to all owners within OPCC on whether to grant Loch Rane 50% ownership of the roads and guard house.

Bank Review: Frank Knafelc

Frank reported on the distribution of the Associations money to CD's in various financial institutions. After discussion Linda Sparks moved that the Board authorize Tom Mackin and Frank Knafelc as Treasurer to move forward in allocating \$300,000.00 to institutions in their best discretion. Chuck Davis seconded the motion. Motion carried.

Social Committee:

Tom Mackin stated that the formation of a Social Committee is already in the OPCC Rules and Regulations. Tom asked for volunteers and a chairman. Wilma Miller and Kim Wiggins agreed to assume the duties of the Social Committee.

New Business:

Susan reported on the street signs that need to be replaced within OPCC. After discussion it was decided that Susan is to get a list of all signs to be replaced and obtain a proposal. Also a list of all of the signs needing replacement along Loch Rane Blvd be given to the Steering Committee to be presented at the next Steering Committee meeting.

Susan presented the Insurance Renewal coverage for discussion. After discussion on the policies offered Chuck Davis moved to accept the coverage from Zurich and Philadelphia with the five million dollar umbrella coverage. Frank seconded the motion. Motion carried.

Chuck Davis discussed the seminar that he and Tom Mackin attended concerning Association Management. Chuck suggested that the Board consider forming a committee to look into other law firms to represent OPCC in the future.

Owners Comments/Concerns:

An owner suggested that a reflective tape be placed on the steps at the Administration Building for safety at night time.

**Meeting adjourned at 7:30 PM. Next meeting 4-21-09
Respectfully submitted, Linda Sparks, Board Secretary**