

ORANGE PARK COUNTRY CLUB OWNERS ASSOCIATION
**REGULAR MEETING OF THE
BOARD OF DIRECTORS
ADMINISTRATION BUILDING
May 19, 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, Todd Hite, and Rick Loftis.

Minutes of the April Meeting were unavailable Motion made by Chuck Davis to table the April 2009 minutes until the June 2009 meeting. Linda Sparks seconded the motion. Motion carried.

Treasurer Report: Frank Knafelc

Frank gave the Financial Report stating that for the month we are on budget and under budget for the security contract, water management and legal expenses.

Rick Loftis requested adjusting the reserves to \$7,000.00 of gross receivables.

Rick Loftis moved to accept the Financial Report as given and add \$7,000.00 to the reserve account. Chuck Davis seconded the motion. Motion carried.

Management Report – Susan Bailey

1. The draft of the 2008 Audit is complete and has been forwarded to the Board President and Treasurer. Copies of the audit are distributed this evening to the Board.
2. On April 28th a mail out went to all owners of record in Orange Park Country Club containing a ballot and a letter of explanation proposing 50% ownership of Loch Rane Boulevard by the Loch Rane Improvement Association. With the deadline passing last Friday, the 15th of May, the proposal did not receive the necessary two-thirds approval in order to pass.
3. The CEC will meet this month under the leadership of a new Chairperson, Jon Haas.
4. Dolphin Backflow completed the required repairs to some of the backflows owned by the Association, and certificates of compliance have been sent to Clay County.
5. MLM personnel painted two items in the Country Club – one was at the request of the insurance company, who asked that yellow curb paint be added at the entry to the playground. The other was at the four way stop sign on Loch Rane Boulevard, where the 8 finials on top of the brick walls were cleaned and painted using an elastomeric white paint.

6. One piece of playground equipment was reported as broken, and when the playground equipment repair person visited the site, he advised via phone that the piece should be removed as it could not be repaired and was hazardous. We instructed him to remove it.
7. ARB met on April 2. One submittal was considered.
8. Precision Turf has submitted various bids for irrigation repairs at varying locations in the Club, and these should be considered for approval this evening.
9. Since the last Board Meeting, we have sent 41 violation letters, some of which are second notices. We have had several letters of compliance from the previous month as well.
10. Delinquencies continue to be monitored and payments pursued. We hope that the eventual agreement to de-activate bar codes will be helpful.

Committee Reports

ARB – Chuck Davis

Chuck reported on the May 7th meeting of the ARC.

Chuck reported that the survey has been completed for the Administration building and on his meeting with the County concerning possible changes to the Administration building. The Association may sell the building in its entirety but nothing may be changed or added as long as OPCC owns the building. The Association may perform repairs and upkeep of existing improvements only. If the property is sold, the building must be torn down and the lot becomes zoned for residential property only.

Chuck requested permission to have a survey done at the winged walls to determine ownership of the land. Frank stated that a survey has already been done. Chuck moved that a search for the survey be conducted and if one is not located that within the next seven days a survey is done; motion seconded and carried.

CEC: Committee to meet Thursday with new Chairperson, Jon Haas.

Landscaping – Tom Mackin and Chuck Davis

Tom asked Susan why OPCC paid for the flow valve at the golf course rest station. Frank stated that OPCC owns the valve.

Rules – Rick Loftis

Rick reported that he has started reviewing the books and has discovered that they have not been updated for four to five years. Rick suggested that the committees forward all updates to the web site and do away with the books. Chuck stated that large communities have all their documents on disk. The Board agreed to work on this.

Steering – Frank Knaflec

Frank reported that the four way stop landscape renovation at the Blvd. has been completed. For now, the sprinklers can legally come on every day without penalty.

Frank reported on the patch repair concerning a drain line underneath the roadway that had pulled apart.

Frank also noted the area at Glen Lyon that is caving in; this repair will be a joint effort by Loch Rane and OPCC. The problem concerns underground drainage systems, which was built years ago.

Roads – Tom Mackin

Tom reported that the Roads Committee is still in need of a chairman. Tom also noted that some of the patches in the roads are coming apart, once the weather subsides repairs must be ordered. Susan noted that Hicks Asphalt is already scheduled.

Ad Hoc Ponds and Land – Tom Mackin

Tom reported on the package he has received from St. Johns River Water Management about the ponds within OPCC. Tom stated that he has set up a meeting with St. Johns River Water Management for Tuesday to discuss the package.

Communication - Harry Hausman

In Harry Houseman's absence Tom Mackin reported that the web site has a search engine now.

Susan reported that Florida Statutes 720 has not been updated since 2005, but the site can be linked to the State of Florida for automatic updates. www.myflorida.gov should be helpful in connecting to the latest version of the statute.

Old Business:

Grant of Easement Update:

The vote count for the Grant of Easement ballots is 139 – no and 129 – yes. Since there was not a two-thirds approval, the result is a “no” vote.

Tom stated that he has set up an appointment with the lawyer concerning the issue to ask that a meeting be arranged with their lawyer and both boards to draw up a Grant of Easement and to work out any further mediation.

Administration Parking Lot Renovation:

The Board discussed the possibilities on the parking lot renovations. As agreed at the April 21st meeting Phase I of the project having been approved will now move forward.

Barcode De-activation Letter:

Tom stated that he has not had a chance to review the letter but will do so and forward it to the Board via email.

New Business: The Board agreed to invite an attorney familiar with new collection processes helpful to homeowners associations to the June meeting. Susan will schedule his attendance.

Audit Report:

Tom stated that the Board will vote in June on the Audit Report. Susan distributed copies to all Board members in attendance.

Meeting adjourned at 7:52PM. Next meeting 06-16-09

Respectfully submitted, Linda Sparks, Board Secretary