

ORANGE PARK COUNTRY CLUB OWNERS ASSOCIATION
**REGULAR MEETING OF THE
BOARD OF DIRECTORS
ADMINISTRATION BUILDING
July 21, 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.

Guest: Kevin Clark, Times Union.

Minutes: Frank moved that the minutes be approved as amended. Chuck seconded the motion. Motion approved as amended.

Treasurer's Report: Frank Knafelc

Frank gave the financial report through June 30, 2009 stating that we are under budget for the year. Linda Sparks moved to approve the report as submitted. Chuck Davis seconded the motion. Motion carried.

Kevin Clark from the Times Union gave a presentation on the publication "Inside the Gate", stating changes that have occurred recently for the Loch Rane and OPCC communities to benefit from. Kevin Clark requested articles from the community and a calendar of upcoming events to be published in the newsletter.

Management Report – Susan Bailey

1. Invoices were mailed to all owners for second half of the 2009 billing cycle.
2. We did make contact with the street sweeper company and if the Board wishes to continue with that service, we will schedule their next visit.
3. ARB met on July 9th.
4. Bids were sought by contractors to address cleaning of certain ponds and waterways identified by the SJRWMD as needed.
5. Issues with the irrigation, pump house, and well on Loch Rane Blvd. are being addressed and the report will be given by the Steering Committee at this meeting.
6. We recommend that the Association investigate the possibility of entering into an agreement with a towing company to deal with abandoned vehicles or any other vehicles repeatedly parked overnight on the streets.
7. We met with a landscaper to discuss and develop a proposal to update the landscape at the wing walls.

8. Addressed with the landscaper the Postal Service's request to trim around the mailboxes at various locations in the community.
9. We continue to have Precision Turf mow homes that are in foreclosure, on a twice-monthly basis. Currently, they are maintaining four homes and billing the bank.

The board decided to postpone the street sweeping for the next quarter and Frank will discuss the towing of abandoned vehicles at the next Steering Committee meeting.

Chuck Davis inquired if any progress has occurred with the personnel money judgments. Susan responded No.

Committee Reports

ARB – Chuck Davis

Chuck reported that in the past month six inspections have been completed and all submittals were approved except for one still pending.

Chuck has recommended to Susan the name of a lawyer to help in getting the 661 Cherry Grove property project moving forward.

CEC: No Report.

Landscaping – Tom Mackin and Chuck Davis

Tom reported the project for the wing walls is moving forward.

Rules – Rick Loftis – No Report

Steering – Frank Knaflec

Frank reported that there is a major pump leak which will need to be re-drilled and a new pump house built. The cost of the project will come out of reserves.

Frank stated that this is the first time Loch Rane is being receptive to talking about being a part of the Newsletter.

Frank reported that the County has let the bid out for the ponds.

Linda Sparks inquired about the reclaimed water line running perpendicular to the gate. Frank responded stating he is unaware of the location of the reclaimed water line. Tom said that he will look into the location.

Roads – Tom Mackin No Report

Ad Hoc Ponds and Land – Tom Mackin

Tom reported on the three contractor he has escorted around the ponds with one remaining to inspect the areas. After receiving all four proposals they will be submitted to St Johns Water Management for review.

Communication - Harry Hausman

In Harry's absence Tom reported that the web site problem has been taken care of.

Old Business:

Grant of Easement Update: Tom Mackin

Tom reported on the email he received from the OPCC Attorneys stating that Loch Rane has insisted on using Terry White for mediation and he is not available until October. The OPCC Attorney responded requesting Loch Rane to move forward and allow another mediator to preside. It was also suggested that OPCC Attorney bypass the mediation and go directly to court.

Bar Code De-Activation Letter: Tom Mackin

Tom stated that he would like to have Brett Abner write to Loch Rane concerning bar code de-activation.

New Business:

It was reported that Chuck and Frank are looking into a camera system for the front gate. The Steering Committee will be approached concerning this issue.

Ed Otocka responded to Chuck Davis's request on possible common ground that might be put to good use in the community. Ed suggested the area just past the golf cart path be used for a community garden. Frank stated that this area does not belong to OPCC.

A Homeowner requested something be done about the wild geese. Tom stated that he has written a letter to the homeowner who is feeding the geese and he will get with the Fish and Wildlife on this issue.

A Homeowner requested changing out the street light poles so that they can accommodate flags also. Tom asked Susan to look into this.

A Homeowner stated that on August 4, 2009 is National Night Out day and can the community support this. Tom agreed in supporting National Night Out but he delegated the ladies who proposed the support to attend the meeting and to please proceed.

Meeting adjourned at 8:30, following a motion by Chuck Davis and seconded by Frank Knafelc.

Respectfully submitted, Linda Sparks, Board Secretary