

ORANGE PARK COUNTRY CLUB OWNERS ASSOCIATION  
**REGULAR MEETING OF THE  
BOARD OF DIRECTORS  
ADMINISTRATION BUILDING  
August 18, 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, Todd Hite, and Rick Loftis.

**Guests: See attached list**

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

**Treasurer's Report: Frank Knafelc**

Frank reported on being over budget this month due to the Insurance and the shared expenses with Loch Rane for the road repair. The community is under budget for the year and in good shape.

Frank stated that due to some continuing delinquencies, the Board needs to make a decision on a course of action for the older and thus larger accounts. Tom stated that he will review the larger accounts and decide before the next Board meeting as whether to seek money judgments or a lien against particular homeowners. Susan invited the Board members to come to MLMC to review the homeowner's files in question and to review the financials.

Chuck Davis moved to accept the financial report as submitted. Todd Hite seconded the motion. Motion carried.

**Management Report – Susan Bailey**

1. Late notices have been sent to those who did not send in assessments on time.
2. Proposals for the pond remediation as required by SJRWMD have been submitted for Board consideration.
3. After reviewing proposals for the new well on Loch Rane Boulevard, Florida Pump was selected to begin drilling the new well.
4. Proposals for cameras at the gate have been submitted. Loch Rane will participate in the decision as well.
5. CEC did not meet in July. They will meet on August 20<sup>th</sup>.

6. Letters of violation were sent to 17 homeowners. Almost all of these were for lawn violations.
7. ARB met on August 6<sup>th</sup>.

### **Committee Reports**

#### **ARB – Chuck Davis**

Chuck stated that a quorum was not present at the last meeting. The approvals were done with the assistance of an ARB member emeritus.

Chuck reported that he had spoken with the builder of 661 Cherry Grove Road stating that the owner has sought further financial assistance to pay the builder.

#### **CEC: No Report.**

#### **Landscaping – Tom Mackin and Chuck Davis**

Tom reported that the new well will be started within the next 2 weeks. Bids between two contractors were very close in price.

#### **Rules – Rick Loftis – No Report**

#### **Steering – Frank Knaflec**

Well to be started within the next two weeks and all the irrigation lines need to be blown out and sprinkler heads cleaned afterwards.

#### **Roads – Tom Mackin**

Tom stated he will meet with the company who will be digging for the retention ponds to get the roads surveyed in case damage to the roads occurs during the process.

#### **Ad Hoc Ponds and Land – Tom Mackin**

Tom reported that he has four proposals for the pond work that was suggested by the St Johns River Water Management district. Tom inquired, do we go after Taylor Woodrow for reimbursement before the project is started or do we precede than send Taylor Woodrow the bill. After discussion it was decided to seek reimbursement from Taylor Woodrow after completion of the project. Rick Loftis moved to accept the lowest bid submitted, from Dirt Plus. Linda Sparks seconded the motion. Motion carried.

#### **Communication - Harry Hausman No Report**

#### **Old Business:**

#### **Grant of Easement Update: Tom Mackin**

Tom stated that the lawyer's letter is in the packet. The lawyers will either set up mediation or go back to court.

#### **Bar Code De-Activation Letter: Tom Mackin**

Tom stated that the letter from Brett Abner is in the packet and Brett is doing research for OPCC.

**Surveillance Cameras:**

Chuck Davis presented two proposals for cameras at the entrance gate. One option is for leasing the cameras and the other for purchase. After discussing the pros and cons of both options Rick Loftis moved to purchase the cameras from 1<sup>st</sup> Coast Security. Chuck Davis seconded the motion. The contract will be presented to the Steering Committee.

**Storm Drains at Feather Oaks:**

Frank reported that from the wing walls to Feather Oaks Court every joint in the main storm drain line is broken causing sink holes. One proposal for replacing the entire drain line is \$40,500.00. Another proposal for lining the storm drain with a liner after cleaning out the drain will be \$34,350.00. After discussion it was decided that more proposals are needed.

**Median Clean-up:**

The median between Kmart and Publix is in need of cleaning up. At a previous Board meeting it was decided to allocate money to clean up the median once a quarter and share the expense with Loch Rane. Loch Rane decided to do it only once. After discussion Chuck moved to clean up the median on a quarterly basis and pursue other businesses and Loch Rane to contribute to the cost. Frank seconded the motion. Motion carried.

Tom Mackin reported that since the Country Club is no longer apart of the process for “**Inside the Gate**” Loch Rane has agreed to participate in the newsletter. The agreement will be presented to Loch Rane at the Steering Committee meeting.

**Social Committee:**

A discussion on the Social Committee’s announcement in the newsletter on a upcoming event at a local establishment was considered by some to be in direct competition with the Country Club. After several points of view were submitted Chuck Davis requested that the Social Committee set up four major events within the next year at the club open to all residents of OPCC, in hopes of working toward a common goal between the OPCC and the Country Club.

**Meeting adjourned at 8:30, following a motion by Frank Knafelc and seconded by Todd Hite.**

**Respectfully submitted, Linda Sparks, Board Secretary**