

ORANGE PARK COUNTRY CLUB OWNERS ASSOCIATION
**REGULAR MEETING OF THE
BOARD OF DIRECTORS
ADMINISTRATION BUILDING
September 15, 2009**

MINUTES

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

Board Members Present: Tom Mackin, Frank Knafelc, Tom O'Brien, Chuck Davis and Rick Loftis.

Absent with prior notice: Linda Sparks and Todd Hite.

Guests: See attached list

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

Treasurer's Report: Frank Knafelc

Frank submitted the financial report stating the community is over the normal budget by \$8,204.00 but is still \$27,000.00 to the good for the year. Frank reported that next month also will be over budget due to irrigation expenses and the new well. Rick Loftis moved to accept the Financial Report as submitted. Chuck Davis seconded the motion. Motion carried.

Management Report – Susan Bailey

1. Pond remediation has been delayed by severe rain issues, which have prevented the deployment of heavy equipment. Dirt Plus will begin as soon as the access points have dried out somewhat.
2. Florida Pump has completed drilling the new well.
3. Preliminary work has begun on Budget 2010.
4. Bids have been sought for the storm drain failure at Country Club Blvd. and Feather Oaks Court.
5. Proposals for cameras at the gate were submitted to Loch Rane at the Steering Committee. Their liaisons have requested a slight modification to the bid accepted by the OP Board last month; they would like to add an additional camera so that both guest and resident gates have a "tag capture" camera.
6. CEC will meet on September 17th. Six files have been set on the schedule.

7. Letters of violation were sent to 57 homeowners. In addition to lawn issues, we have several homes with mildew issues. Attributed to the very wet weather we've had since the last meeting.
8. ARB met on September 10.

Committee Reports

ARB – Chuck Davis

Chuck reported on the submittals for the month.

Chuck stated that there was a meeting at 661 Cherry Grove Road with the owner, lender, contractor and the county. Chuck said that he is waiting on the outcome of the meeting.

Chuck announced the project of the month; The Wong residence on Golden Links, pool project.

Chuck discussed the article he submitted to the newsletter concerning cleaning the storm drains.

Rules – Rick Loftis

Rick requested the Rules and Regulations on the web site be updated.

Steering – Frank Knaflec

Frank reported that the major project now is the new well, which is essentially complete; the remaining items that need completion are removal of the old pump house and a new slab for siting the new well pump and equipment; he will have bids for Steering to consider at their next meeting.

Frank stated that the cameras that the Board approved were reviewed favorably by Loch Rane's representatives at Steering, but that they will need to take the proposals to their full board.

Frank said the gate issue with the bar codes has been tabled for now.

Roads – Tom Mackin

Tom Mackin stated that a meeting will be set up with the company that is doing the ponds for a survey of the roads. This should be done to make a record of the condition of the roads before the several hundred trips that dump trucks are expected to make during the building of those ponds so that they can be held accountable for any damage they inflict.

Ad Hoc Ponds and Land – Tom Mackin

Tom Mackin stated that remediation is starting with the ponds.

Communication - Harry Hausman No Report

Old Business:**Grant of Easement Update: Tom Mackin**

Tom Mackin, Frank Knafelc and Chuck Davis met with the lawyers and instructed them to move forward with this issue.

Storm Drain Project:

Bids for the project were submitted after discussion it was requested that Susan obtain another bid for the project, since the two bids obtained were somewhat far apart.

New Business:

Tom Mackin stated that the Budget preparations for 2010 have begun and the goal is to avoid an increase in assessments for 2010, if possible.

Frank Knafelc moved that OPCCOA continue to retain the services of Precision Turf and Marsh Landing Management Company for the next year. Chuck Davis seconded the motion. Motion carried.

Tom Mackin reported that Taylor Woodrow still owned several parcels of land within OPCCOA and they would like to quick claim deed the parcels to OPCCOA. After discussing the issue the Board will do further research on the offer.

Annual Meeting, 2009:

After discussion on possible dates in December for the Annual Meeting it was decided that Tom Mackin will approach the Lutheran Church for the availability of the hall the first week of December.

Susan handed out to the Board copies of the audit and requested signature on the engagement letter for 2009 audit. After discussion the Board requested that Susan obtain additional bids for the 2009 audit.

Open for Homeowner Questions:

An owner inquired about having a classified section in the community newsletter. Tom Mackin stated that he will check into that possibility.

An owner reported that the guards at the gate were very rude to her guest. Tom Mackin stated that he will forward the complaint to Loch Rane.

An owner inquired about positions open on the Board for next year. Members of the Board explained which terms are expiring.

Frank inquired when letters for the Annual Meeting will be going out to the community. Susan stated that the candidate request letter will go out the first of October.

Chuck Davis requested that the Board consider the situation at the 11th green and 12th tee and place stop signs on both sides of the cart path. After discussion the Board decided not to move forward with the request.

Meeting adjourned at 8:00, following a motion by Chuck Davis and seconded by Rick Loftis.

Respectfully submitted, Linda Sparks, Board Secretary