

ORANGE PARK COUNTRY CLUB OWNERS ASSOCIATION
**REGULAR MEETING OF THE
BOARD OF DIRECTORS
ADMINISTRATION BUILDING
October 20, 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, Linda Sparks, Todd Hite, and Rick Loftis.

Guests: Homeowners list attached, Steve Loveland and Susan Bailey from Marsh Landing Management Company.

Minutes: Rick Loftis moved that the minutes be approved as submitted. Linda Sparks seconded the motion. Motion carried.

Treasurer's Report: Frank Knafelc

Frank presented the Financial report stating in the remaining months of 2009 the assets will decrease due to unplanned expenses. Frank also noted that the shared expenses are higher due to the new well.

Frank stated that year to date there is a variance from the budget by \$7,373.00 due to unplanned expenses, but overall by the end of the year the numbers will still be in good shape.

Frank presented the proposed budget for 2010 with the 4.25% increase for discussion. After discussion Frank moved to accept the proposed increase. Rick seconded the motion. The motion carried by majority. The final budget for 2010 will be presented at the November Board Meeting.

Management Report – Susan Bailey

1. The new well is complete, and the proposal from Florida Pump to place the new equipment on a concrete pad was accepted by the Steering Committee.
2. Budget 2010 drafts(s) are ready for review and consideration by the Board.
3. Country Club Blvd. and Feather Oaks Court storm drain issues now have 3 bids for consideration.
4. Gate camera proposals are still under consideration by Loch Rane, and we are researching the costs of owning vs. leasing with the emphasis on what maintenance and repair costs might be.
5. CEC has set meeting dates for November and December.

6. Letters of violation were sent to 68 homeowners. There are two areas of concern: Fungus has created large brown dead areas in lawns. These areas need to be re-sodded. Secondly, mildew remains an item that must be addressed, not just on roofs, but on exterior walls.
7. ARB met on October 1st. Four files were submitted for consideration.
8. Collections have begun to proceed with the new attorney and will involve seeking personal money judgments against delinquent owners.

Committee Reports

ARB – Chuck Davis

Chuck reported there were four submittals for review in October. Chuck also stated that the committee has downsized itself to five members.

Chuck approached the Board for a position on owners buying adjacent lots to their property for expansion of their homes. At this time the Board will seek legal counsel for opinion.

Chuck presented the proposal, for \$1,800.00, on the survey, quit claim deed and legal bids for the out two parcels owned by Taylor Woodrow. Frank Knaflec moved to accept the \$1,800.00 bid. Chuck Davis seconded the motion. Motion carried.

Rules – Rick Loftis – No Report

Steering – Frank Knaflec

- Cameras approved for next years budget.
- Approval on moving the hydraulics for the old pump by Florida Pump
- The 2010 Budget for the Steering Committee, OPCC portion, was presented. Chuck Davis moved to accept the 2010 Steering Budget. Tom O'Brien seconded the motion. Motion carried.

Roads – Tom Mackin – No Report

Ad Hoc Ponds and Land – Tom Mackin

Tom Mackin met with the Engineer from the St Johns River Water Management concerning the work done by Dirt Plus on the ponds. The Engineer noted issues to be resolved, and a letter will be sent from the engineer explaining all items to be corrected. At the completion of the repairs, Tom will take pictures and send them to the Engineer at the St. Johns River Water Management.

Communication - Harry Hausman No Report

Old Business:

Grant of Easement Update: Tom Mackin

November 5th has been set for the court date.

Storm Drain Project:

After discussion on proposals presented, Rick Loftis moved to accept the EWP proposal to replace the liners in the drains along CC Blvd just inside the wing walls and at the Feather Oaks Court cul de sac. Tom Mackin seconded the motion. Motion carried.

New Business:

Tom Mackin reported that OPCC received a zoning violation for alleged use of the Administration Building for commercial uses on September 23, 2009. Tom went to the Code Enforcement office to discuss the false allegation.

Susan presented an example of a Reserve Study from Reserve Advisors. After discussion the Board decided to not move forward with obtaining a Reserve Study.

Annual Meeting, 2009:

The Annual Meeting will be held on December 3, 2009 at the Lutheran Church. Candidate Forms have been sent out to all owners for two positions on the Board that are up for election.

Open for Homeowner Questions:

A resident inquired if the Documents for OPCC refer to registered sex offenders or predators living in the community. The documents do not make mention of this issue and most attorneys who work with HOA's urge caution in this area to avoid lawsuits.

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

Respectfully submitted, Linda Sparks, Board Secretary