

**LAKE POINTE VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES**

October 29, 2012

CALL TO ORDER: 7:00 p.m.

Present: President JoAnn Clifford; Vice President Gerri Whiteman; Treasurer Joan Wang; Secretary Connie Cowling; Directors Sue Buckley, Bob Hensler, Charlotte Packard and Bob Richardson

Absent: Vice President Peter Smith

APPROVAL OF AGENDA

Bob Hensler made a motion to approve the agenda for tonight's meeting. The motion was seconded by Gerri Whiteman; all in favor; motion carried.

SECRETARY'S REPORT

No report

APPROVAL OF MINUTES OF THE LAST MEETING A motion was made by Sue Buckley to approve the minutes of the September meeting; seconded by Joan Wang; all in favor; motion carried.

TREASURER'S REPORT

Joan Wang reported the following for October. Our balance as of September 30, 2012 was \$34,643.05. Income was \$1,547.60, plus \$62.29 in sales tax; disbursements were \$1,448.54, leaving an October 29, 2012 balance of \$34,804.40.

MOTION TO ACCEPT TREASURER'S REPORTS

Charlotte Packard made a motion to accept the treasurer's report; seconded by Bob Hensler; all in favor; motion carried.

Joan Wang then raised the question regarding the Activities Group paying a portion of the liability insurance policy as in past years. Joan was asked to write a letter to the Activities Group requesting them to approve the payment of their portion of the premium. This letter will be presented to Pat Allen, Activities Budget Officer.

Gerri Whiteman added that due to the changes in the printing of the newsletter and the fact that everyone in the park will now receive a copy of this publication, it is necessary to amend Board Policy #3 (NON-MEMBERS). A motion was made by Bob Hensler to delete Items #3 and #4 under this policy. Item #3 stated that non-members "***will not be allowed to receive the newsletter***"; also, Item #4 stated that non-members "***will not be allowed to be represented in any legal action***". Charlotte Packard seconded the motion; all in favor; motion carried. These items will be deleted and the policy will be updated to reflect these changes.

Following this discussion, Joan Wang pointed out that distributing the newsletter to all residents will probably reduce our budget because fewer residents will join the HOA. In the past many residents have joined simply to receive the newsletter, but they don't attend the meetings, making it very difficult to reach a quorum and this is absolutely necessary to conduct votes and business on items pertaining to F.S. 723 and annual elections. After a lengthy discussion, it was decided to propose to the membership at our next meeting that we hold only four HOA meetings per year in the months of January, February (our annual meeting month), April and November. The board meetings will continue as usual.

JoAnn then asked the board members to think about incentives to get people to join the HOA. Several suggestions were mentioned but more discussion on this matter is needed.

PRESIDENT'S REPORT

JoAnn Clifford reported on her meeting with Ron Achille and it has been determined that the rent increase amounts for 2013 are correct. Regarding the fire tax amount, Mr. Achille said the figure was correct and that there was no breakdown on the bill; it is for the community as a whole. He said this number is divided by the total number of lots to get the number for each resident. JoAnn prepared a draft email reply to Mr. Achille stating that she was able to get a breakdown online. She further stated that we feel that it is unfair for us to pay for the fire tax of corporate property. Since all lots were combined at the assessor's office, we are already paying for the property tax on the vacant lot out front and the storage lot which A.L.L. profits from by charging the residents to use it. She added that she will present Ron's response to the Board of Directors and the HOA membership on Monday, November 5, 2012. She asked for a motion to send this response to Ron Achille via email. Gerri Whiteman made the motion to approve JoAnn sending the email reply; motion seconded by Bob Hensler; all in favor; motion carried.

UNFINISHED BUSINESS

None

COMMITTEE REPORTS

Activities Charlotte Packard reported that the Activities Group will be holding their elections at their next meeting on November 19, 2012.

Blood Bank The blood mobile will be here on Saturday, December 1, 2012.

FMO/LIC Sue Buckley talked about the FMO meeting she attended this month. Marcia Faux, Polk County Property Appraiser, explained how real estate taxes increased and why. Sue stated that compared to other parks in the area we actually did pretty well. Some parks which were recently purchased and reassessed had real estate taxes increase as much as 89%.

Sue then explained that FMO, like our HOA, is having difficulty getting members to join. Their membership numbers are really down and they are very concerned. If FMO is no longer in existence in the future, then it is very likely that F.S. 723 will no longer be in existence and parks like ours will be regulated under the landlord/tenant statute which would greatly reduce our rights as homeowners.

**Management
Relations**

This item was previously discussed under the President's Report.

Nominations Bob Richardson said that people have signed up to run for every office except the secretary's position.

JoAnn Clifford asked that those members whose terms are ending in February, please get their paperwork and notebooks in order and prepared to pass on to the newly-elected members.

Website Gerri Whiteman said that the \$10.00 ads on the website will no longer be accepted. We will, however, accept the \$150.00 sponsorship ads on the front page of the website. She also said that due to problems with some of this summer's ads, 18 advertisers will be getting refund checks which will total \$169.00. Gerri will give Joan Wang a list of these advertisers and the checks will be written the first part of November. We will no longer be involved in inserting flyers in the newsletter. This will all be handled by the new publisher. Gerri Whiteman then made a motion that we send out a letter to our advertisers explaining the changes in our newsletter; the motion was seconded by Charlotte Packard; all in favor; motion carried.

Welcome Charlotte Packard explained that she is having difficulty getting out and welcoming new residents in a timely manner. At this time Ronnie Ramos agreed to take over the duties of the Welcome Committee.

NEW BUSINESS

Gerri Whiteman said that someone had asked her about the strobe-type lights people used to place in their windows when they called an ambulance so that the emergency workers could easily find them. After some discussion, the thought was that those lights are probably no longer available and it was pointed out that with new technology (GPS, etc.) it is easy for emergency teams to find a specific location very quickly.

ANNOUNCEMENTS

Homeowners Meeting	November 5, 2012	7 pm
Board of Directors Meeting	November 26, 2012	7 pm

ADJOURNMENT

Gerri Whiteman made a motion to adjourn the meeting; Joan Wang seconded the motion; all in favor; motion carried. The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Connie Cowling
Secretary

