

Joggers Run POA, Inc.
Board Meeting Minutes
2150 Maplewood Drive, Greenacres, FL 33415
January 10, 2017 7:00 pm

Approved

1 and 2) Call to order and confirm quorum

Quorum obtained, meeting called to order at 7:00pm by Craig Younce, with the following board members present: Elizabeth Keim, Christine Hooker, Sara Watts, Janis Labruto and Charles Stenberg

3) Approve minutes of prior board meeting

Board reviewed prior meeting minutes as of December 13, 2016. Janis motioned to approve. Seconded by Charles and passed unanimously.

4) Treasurer's report & Delinquent accounts:

Financials were not ready due to year end Property Manager will send to Board when completed.

Liz motioned to proceed with Notice of Lien and deny payment plan on **2705 Maplewood**. Charles seconded and approved unanimously.

Board asks Sea Breeze to call bank to take over bankruptcy/lien process for **2506 Maplewood**.

5) Manager Report

- I. Golf Cart Room Doors**-Board wants to know the price to replace. Get bid from PRF.
- II. Panels under roofs missing**-Liz and Chris will perform a property inspection to note all missing panels
- III. Estimate to treat for rats**- Liz motioned to approve Tropical Pest Control to install bait stations at building 2 and 6. Seconded by Charles and passed unanimously. Luis needs to clean out growth along back of 200 bldg. to minimize havens. Send letters to 200 building to clean up garages.
- IV. Fence Replacement**- Board want price to replace fences at 600 building.
- V. Security Bids**- Chris motioned to approve Rammy's proposal of \$14,691.60 if he adds an additional 4 hours per week. Weekday hours at random. Board wants Saturday and Sunday patrols after 11 p.m. Weekly report required.

Contingency: if Rammy denies proposal bid will go to Knight Global. Seconded by Charles and passed unanimously.

- VI. **White Fly-** Liz to talk with Luis about white fly treatment as vines are coming back on south hedges.
- VII. **Landscape-Tree trimming proposal by Luis:** Charles moved to approve. Seconded by Janice. Approved unanimously. Get bid for cleaning up Arecas behind 200 bldg. and 1701 pine tree removal. Hold on replacing dead hedges.
- VIII. **Car Stickers-**Board requests info on car stickers that adhere on inside of windows.
- IX. **Annual Meetings-**Board wants to conduct in accordance with COA statutes with candidate names.

6) Violation Report:

Board reviewed CCR report. Board wants to confirm who is living in unit. Approval process is required. (Daughter and husband moved in to care for ailing father, who died. Unit in probate. Family plans to sell.)

7) ARC requests for review as presented

None at this time

8) Additional Items of Concern (Open Forum)

Parking-Resident asks if can park behind car in driveway without sticker. Board says sign needed on dash.

9) Adjournment and Confirmation of Next Meeting

Liz motioned to adjourn the meeting at 8:50 pm. Seconded by Charles and passed unanimously. The next meeting will be on February 14, 2017 at 7:00 pm at the JR clubhouse.

Respectfully Submitted by:

Michael Shatz, LCAM for
Joggers Run POA, Inc. Board of Directors