

Joggers Run POA, Inc.
Budget Meeting Minutes
2150 Maplewood Drive, Greenacres, FL 33415
December 9, 2014 7:00 pm

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Unapproved

1 and 2) Call to order and confirm quorum

Quorum obtained, meeting called to order at 7:00pm by Lee Elizer, with the following board members present: Lee Elizer, Elizabeth Keim, Christine Hooker, Janis LaBrutto, Charles Stenberg, Jim Horey, and Craig Younce.

3) Open Forum:

Joe updated the Board stating Post Office will not replace the damaged mailboxes. Board voted to have the Property Manager send a letter to the Post Office.

Sara asked the Board to consider adding a basketball hoop for the kids to play. Board asked the Property Manager to get prices to install 2 permanent basketball hoops, clean and patch needed areas.

503 reported that the landscapers ran over her mat on the sidewalk and shredded it.

4) Approve minutes of prior board meeting

Board reviewed prior meeting minutes as of November 11, 2014. Janis motioned to approve prior minutes as published, seconded by James and passed unanimously.

5) Manager's Report:

Property Manager updated the Board on the Manager's Report

6) Treasurer's report, Clubhouse Rental Report & Delinquent accounts:

Board had a question concerning bad debt. Property Manager will send a detailed report showing what adds up to the amount on the financials.

Board approved November financials.

7) **Old Business:**

- i. **Street resurfacing**-Property Manager is waiting on Dan Moss to reach his contractor. Tom Bender(produced product) and All County (another paving company) has also been notified
- ii. **Re-striping of parking areas**-Property Manager will get bids to re-strip guest parking spots
- iii. **Resident parking stickers**-Property Manager will mail out parking decal forms to all owners and tenants. Parking Stickers will be provide by Sea Breeze CMS, Inc. during regular business hours Monday through Friday 9:00am to 5:00pm. Board members volunteered to pass out decals on two Sunday's as well. Property Manager will send the Board a master list of all owners and tenants. Parking stickers will be enforced on January 16, 2014.

Location: On-site Clubhouse
January 4, 2015 Janis and Christine 12:00pm - 2:00pm
January 11, 2015 Lee and Liz 12:00pm - 2:00pm
- iv. **Year End Financials**-Property Manager will send out a separate slip with the parking sticker form to notify residents if they would like a copy e-mail a request to the Property Manager.
- v. **Potato Vines**-Property Manager will meet with Elona owner of the property that the potato vines are coming from.
- vi. **Replace Car Stops/Curb Damage**- Property Manager is working on obtaining bids.
- vii. **2015 Budget**-Board voted to approve the 2015 budget and passed unanimously.

Board approved using coupon books to send out to residents.

- viii. **Bulletin Boards**-Janis motioned to approve purchasing 4 Bulletin Boards for \$553.00 each seconded by Liz and passed unanimously.

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- ix. **Landscaping**- Property Manager is working on bids.

- x. **MRTA**-Jennifer Cuhna is working on it.

8) **New Business:**

- i. **Beautification Committee**-waiting on bids to beautify the entrance and FPL meters
- ii. **2604 garage repair**- Board discussed the repairs. The association does not cover garage door openers. Bill back to the owner.
- iii. **Add or remove no parking signs**- Board approved to order 5 more “no parking on street signs” and use standard height requirements. One at front entrance, the neighborhood watch sign and add three to new locations.
- iv. **No feeding the ducks signs**-Board approved to order one sign to state “no feeding the ducks” and attach below on the same pole “no swimming”.
- v. **Culvert pipes in the lake**- Property Manager will get prices to cut off rusty portion.
- vi. **Dead sod**- Property Manager will get bids to replace dead sod throughout the Community with shade sod.
- vii. **Dirty Roofs**- Property Manager will get bids to clean the roofs and fascias. Us a chemical rinse no pressure washing.
- viii. **Rusty FPL and Comcast boxes**- Property Manager will inspect damaged boxes and report to FPL and Comcast to repair.

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- ix. **Loud noises coming from Community behind the 800 building**-Late at night vehicles are revving their engines and sounds like they are racing. Property Manager will contact the management office and see if they can do anything.
- x. **1502 Comcast internet issues**-Property Manager will call 1502 to provide contact information to get internet working through Comcast.
- xi. **1402 security Deposit**-Return security deposit deduct utility bill Joggers Run paid for.
- xii. **Security Deposit Chart**-Property Manager will work on report to make it more detailed.

9) **ARC Requests:**

Board reviewed ARC form for 506 to install 16X6 pavers that were already installed. Property Manager will send approval letter with a note to get approval prior for future projects.

10) **Adjournment and Confirmation of Next Meeting**

The meeting was adjourned at 8:50pm. The next meeting will be January 13, 2014 at 7:00pm at the JR clubhouse.

Respectfully Submitted by:

Cady Jamason, LCAM for
Joggers Run POA, Inc. Board of Directors