

**GARDENS HUNT CLUB HOMEOWNERS ASSOCIATION, INC**  
BOARD OF DIRECTORS ORGANIZATIONAL MEETING  
PLACE: Sea Breeze Community Management Services  
4227 Northlake Blvd. PBG  
March 12, 2018  
OFFICIAL MINUTES

The Meeting was called to order at 6:05 p.m. by Laura Carlisle.

Directors Present: Bryan Cook, Karen Lampe, Jeff Rembaum and John Petroff

Directors Absent: Eric Eckhart

Management Present: Laura Carlisle LCAM

Guests: Mark McCallister – PRF Services

Robert DeCastro – Hotwire Communications

Laura Carlisle introduced Mark McCallister to the Board as the contractor that did the sidewalk grinding. Mark agreed to correct the 41 slab issues that the Board had found and waive the original invoice for the grinding that was previously done. Mark, management and some Board members will walk the property and mark the areas that need attention on March 14<sup>th</sup> at 10am. Management will provide a map of the areas marked for a bid to be submitted.

Robert DeCastro presented the Board with the Hotwire Communications services that can be presented to the community.

Jeff reviewed the amendments to the documents. A clean final draft will be sent to the Board to review. Once the Board approves the final draft then a clean copy can be sent out to membership with the consent forms.

The Board discussed updating the FPL lights with LED. It is estimated that changing the lights to LED and adding the extra light at the entrance may cost about an additional \$27 per month.

MOTION: Jeff Rembaum made a motion seconded by Karen Lampe to change the lights to LED and add a new light at the entrance. The motion carried 4 to 0.

The Board asked management to fix the stop sign at the corner before you exit the community. The Board agreed to fix the sign as long as the cost does not exceed \$100. Otherwise, the board will need a quote.

Karen Lampe stated that there are 8 islands that are in need of beautification. It was suggested that all shrubs be removed and add mulch and Bougainville to the island on Hidden lake to see how it stands up

The Board discussed the playground. It was suggested that 8 ft tall swings be installed with toddler swings, 2 picnic tables and to move the benches to the lake area. Management will put the project out to bid.

Mr. & Mrs. Wick were present to discuss the beeping of the clickers. Management will talk to the gate company to try and find a solution.

Mr. Vickey attended the meeting concerned with the lack of enforcement in the community. Management will draft a notice to the community for the Board to review.

There being no further business the meeting was adjourned at 7:47 p.m.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Gardens Hunt Club HOA