

**GARDENS HUNT CLUB HOMEOWNERS ASSOCIATION, INC**

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

PLACE: Sea Breeze Community Management Services

4227 Northlake Blvd. PBG

**May 14, 2018**

**OFFICIAL MINUTES**

The Meeting was called to order at 6:01 p.m. by Bryan Cook.

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

Directors Absent: None

Directors Resigned: Eric Eckhart

Management Present: Laura Carlisle LCAM

The Board reviewed the Minutes from the April 9, 2018 Board of Directors meeting.

MOTION: Bryan Cook made a motion seconded by John Petroff to approve the Minutes from the April 9, 2018 Meeting.

The motion carried 4-0.

Eric Eckhart resigned at the April Board of Directors Meeting. Chris Towns has volunteered to serve on the Board of Directors.

MOTION: Bryan Cook made a motion seconded by John Petroff to appoint Chris Towns as the Secretary to the Board of Directors. The motion carried 4-0.

The Board reviewed the tree trimming proposals to trim the common area trees in the community.

Motion: Bryan Cook made a motion seconded by John Petroff to approve the proposal from Only Trees in the amount \$6,776. The motion carried 5-0.

Management presented proposals to the Board for the Holiday Lights in the community.

MOTION: Karen Lampe made a motion seconded by Bryan Cook to approve the contract with NSI for the holiday lights and to add the wreaths without the decorations. The motion carried 5-0.

The Board discussed the playground. Management is still out to bid.

The Board discussed the drainage gutters that are holding water caused by the tree roots. Management met with the PBG City Engineer to discuss a solution. Management will review the areas and work on getting proposals to correct the areas.

Owners were present at the meeting to discuss their concerns with the Amendments that were mailed out. Areas of concern were the guest restrictions, dog weigh limits, flags, sale procedure timeline, etc. The Board listened to the owner's suggestions and will make alterations to them. The Board has asked owners to stop voting and wait for the revised amendment.

BallenIsles landscaper tore through the North end of the community and damaged property. The Board would like legal council to send a letter to BallenIsles and their landscaper in regards to the incident and that Gardens Hunt Club expects the damage to be corrected and/or reimbursed to the owners.

The Board discussed the work done by the sidewalk company. There are still some areas that need to be contacted and the vandalized sidewalks need to be replaced.

The Board reviewed the paperwork from FPL. There are additional lights that the Board would like to have installed in the community. Management will research those costs.

There being no further business the meeting was adjourned at 8:03 p.m.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Gardens Hunt Club HOA