

LIVE OAK PRESERVE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 16, 2011
MINUTES

Transcriptionist Note: Please note that the minutes as transcribed contain only motions and items requiring action by the Board of Directors. They do not contain discussion unless specifically requested to be made a part of the record.

I. CALL TO ORDER

Frank Micallef, President of the Live Oak Preserve Association, Inc., called the Board of Directors Meeting to order at 6:30 p.m. on February 16, 2011, at the Grand Oak Club, 9401 Oak Preserve Boulevard, Tampa, Florida.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

Frank Micallef, President
Anthony Leone, Vice President
Kurt Callarman, Treasurer
John Martel, Secretary
Anandkumar Katoju, Director at Large

Directors Absent:

None

Staff Present:

Janet MacNealy, CAM

Guests Present:

Earl Myers
Frank Vecchio
C. Zittel
Harriet Hamel

A quorum of Board members was present.

Notice: The notice of the meeting was posted as required by the Florida statutes.

III. APPROVAL OF MINUTES

Frank Micallef made a motion to approve the January 19, 2011, Board of Directors meeting minutes as written. The motion was seconded by Kurt Callarman. All in favor, the motion passed.

IV. BUSINESS

A. Envera (Update):

- Alert Protective Services - A motion was made by Frank Micallef to scale Alert Protective Services back to 6 a.m. to 8 p.m. Kurt Callarman seconded the motion. All in favor, the motion passed.
- Imperial Oak Gate –Frank Micallef made a motion to convert the Imperial Oak gate back to resident only. Frank Micallef, Kurt Callarman, and Anthony Leone were in favor of the motion. Anandkumar Katoju and John Martel were against the motion. The majority in favor, the motion passed. Frank Micallef will work with the manager to determine new signage.

- B. Road Repairs (Update) – At the previous meeting, a motion was made and seconded to approve the proposal submitted from Duraseal for the road repairs at an approximate cost of \$67,000.00 with the funds to be used from the line items of “cable reserves” and from the “general fund.” The total cost from Duraseal is \$71,263.00 with the addendum from the Association’s legal counsel.

C. Clubhouse:

- Spa Heater Proposal – A motion was made by Frank Micallef to approve the proposal submitted by Positive Pool to replace the spa heater and to include the warranty at a total cost of \$2,862.00. John Martel seconded the motion. All in favor, the motion passed.
- Peeling Paint on Pool Water Feature – A motion was made by Frank Micallef to approve the proposal submitted by Positive Pool to correct the peeling paint on the pool water feature at a total cost of \$6,727.68. John Martel seconded the motion. All in favor, the motion passed. The manager will try to negotiate a lower price with the vendor.
- Netting - A motion was made by Frank Micallef to approve \$400.00 for labor and the cost of supplies to replace the netting under the pool water feature. Kurt Callarman seconded the motion. All in favor, the motion passed.
- Marsite Repair – A motion was made by Frank Micallef to approve the proposal submitted by Advanced Pool to repair the marsite on the bottom of the pool at a total cost of \$1,185.00. Kurt Callarman seconded the motion. All in favor, the motion passed.
- Edge of Pool/Coping Cleaning – The manager will obtain proposals for cleaning and tile replacement.
- West Bay – The Board approved West Bay (Janet Jackson) use of the clubhouse while the model home is being built. The manager will provide the access cards.

D. Houses Owned by Live Oak Preserve – 20521 Sultana & 19943 Tamiami:

- Insurance – The manager will obtain quotes for insurance for the Association as well as additional quotes for the two (2) houses now owned by Live Oak Preserve. The manager will also ask the insurance company regarding holding social functions, summer swimming classes, etc.
- Violations – A motion was made by Frank Micallef to approve the proposal submitted by Corporate Solutions to have the violations corrected (discolored house, weeds in landscape beds, etc.) at a total cost of \$982.00. Kurt Callarman seconded the motion. All in favor, the motion passed.

E. Lights at Tennis Court / Basketball Courts – The Board previously reviewed two (2) proposals submitted by Big Yellow at a total cost of \$24,400.00 and Night Lights at a cost of between \$25,000.00 and \$30,000.00.

A motion was made by Frank Micallef to approve the proposal submitted by Big Yellow for the lights at the tennis and basketball courts. Anandkumar Katoju seconded the motion. All in favor, the motion passed.

V. MANAGEMENT REPORT

Janet MacNealy gave her report to the Board. The written management report was provided to the Board, for their review, prior to the Board meeting.

- A. Big Yellow/Phase III Landscaping - A motion was made by Frank Micallef to approve the proposal submitted by Big Yellow for the addendum to the contract at a total cost of \$2,950.00 per month. Kurt Callarman seconded the motion. All in favor, the motion passed.
- B. A/C Room Doors - A motion was made by Frank Micallef to approve the proposal submitted by Greenacre Properties Maintenance Division to replace the doors on the west side air-conditioning room and paint and clean the mildew from the ductwork. Kurt Callarman seconded the motion. All in favor, the motion passed.
- C. Entrance Monument – The Board reviewed the proposal for the Imperial & BBD entrance monument. The manager will meet with Frank Micallef and Robert Heath regarding the sign.

VI. NEXT MEETING

The next Board of Director's meeting will be held on March 16, 2011, directly following the Annual Membership Meeting at 7:00 p.m., at the Nancy Bartel Middle School, 9020 Imperial Oak Boulevard, Tampa, Florida.

VII. ADJOURNMENT

There being no further business to come before the Live Oak Preserve Association, Inc., Board of Directors, a motion was made and seconded to adjourn the meeting at 8:01 p.m. All in favor, the motion passed.

Respectfully submitted,
Gia Clinkscales, For the Secretary

These minutes were approved on _____.

Signed

Printed Name