

LIVE OAK PRESERVE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 21, 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 September 21, 2011, at the onsite Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida, 33647.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

Frank Micallef, President
Anthony Leone, Vice President
Mike Ceparano, Treasurer
Sheldon Cohen, Director at Large
John Martel, Secretary (via speakerphone)

Directors Absent:

None

Staff Present:

Janet MacNealy, CAM

Guests Present:

Earl Myers
Christina Knight
C.R. Thatcher
Chad & Cathy Stahlman
Mr. Meary
Harriet Hammel
Zuriel Cabrera
Curt Callarman

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 August 17, 2011, Board of Directors meeting minutes as written. The motion was seconded by Anthony Leone. All in favor, the motion passed.

IV. BUSINESS

- A. DRC / Proposed Changes to Guidelines – Board provided with a copy of the attorney’s legal opinion on proposed changes which were received just prior to the meeting. A copy of the legal opinion will be emailed to the DRC for review. The Board and DRC to review and put on next agenda.
- B. Additional Cameras at Clubhouse – Frank Micallef following up with Envera to finalize camera installation and eliminate additional monthly fees proposed on the bid.
- C. Clubhouse Parking Lot Striping – Janet MacNealy to get bids to restripe the parking lot using regular paint.
- D. Pool Slide Replacement – A motion was made by Mike Ceparano to approve the proposal from Cornerstone to replace the damaged spiral tube slide for \$5,985.00 plus \$150 for additional bracket to allow for 135 pound

weight limit and to approve repairs to the damaged straight tube slide for \$1,300.00 with an additional \$150 if they can add the bracket to allow for 135 pound weight limit. The motion was seconded by Sheldon Cohen. All in favor, the motion passed.

- E. Attorney / Collections & Enforcement – A motion was made by Mike Ceparano to get rid of the legal firm, Bush Ross, and move all collection files, within reason, to Leonard Mankin’s office and to make Jon Ellis with Shumaker & Loop, the registered agent for Live Oak Preserve. The motion was seconded by Frank Micallef. Discussion followed. All in favor the motion passed. Mike Ceparano to coordinate a meeting between Bush Ross, Leonard Mankin, and the Board to transfer the files and discuss as needed.
- F. Tennis Courts – A request for benches and shade structures has been proposed. Janet MacNealy to work with the clubhouse manager to get suggestions.
- G. Landscaping - Big Yellow Landscaping is providing proposals for the flower rotation and landscaping bed by the gym. Janet MacNealy to check with Big Yellow on the amount of contracted mulch in common areas and at pool and to see if enough mulch is proposed to cover effectively as some areas look sparse.
- H. Pressure Washing – Janet MacNealy to request bids for pressure washing the common area sidewalks and curbing on Imperial Oaks and Oak Preserve.

V. NEXT MEETING

The next Board of Director’s meeting / 2012 Budget Adoption is scheduled for October 19, 2011, at 6:30 p.m. at the onsite clubhouse, 9401 Oak Preserve, Tampa, FL 33647.

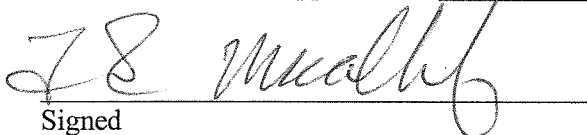
VI. ADJOURNMENT

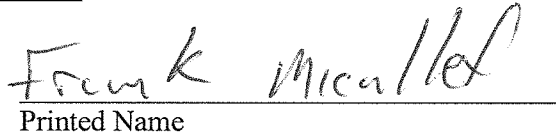
There being no further business to come before the Live Oak Preserve Association, Inc., Board of Directors, a motion was made by Frank Micallef and seconded by Anthony Leone to adjourn the meeting at 7:30 p.m. All in favor, the motion passed.

The following questions and comments were raised by homeowners in attendance: request to open the bridge at the pool; plantings put in lower area, rather than berm, between Cedarwood and Maplewood; request that owners questions be put in minutes; dead plants at village entrances; cost of Palm trees & location of planted Palms throughout Live Oak; DRC’s request for villages to submit for changes to entrances; uniformity at village entrances; tree grant follow up; follow up with Lennar regarding location of satellite dishes and paint colors on neighboring houses.

Respectfully submitted,
Gia Clinkscales, For the Secretary

These minutes were approved on 10/19/11.


Signed


Printed Name