

LIVE OAK PRESERVE ASSOCIATION, INC.
BOARD OF DIRECTORS

April 18, 2012

6:30 P.M.

On-site Clubhouse

9401 Oak Preserve Blvd., Tampa, FL 33647

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 6:38 p.m. on April 18, 2012, at the onsite Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida, 33647.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

Frank Micallef
John Martel (via speakerphone)
Mike Ceparano
Sheldon Cohen

Directors Absent:

Anthony Leone

Staff Present:

Janet MacNealy, CAM

Guests Present:

Dick Thatcher, Bob Thompson, Sandy Sheldon, Earl Myers, and Christina Gomez

A quorum of Board members was present.

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

III. MINUTES

Frank Micallef made a motion to approve the minutes of the February 15, 2012 Board of Directors meeting and the March 21, 2012 Board of Directors Organizational meeting. The motion was seconded by Mike Ceparano. All in favor, the motion passed.

IV. BUSINESS

- A. Entrance Monuments on Bruce B Downs/Tower (update) – on hold pending the DRC to review the color palette and recommend a color scheme.
- B. Landscaping / Irrigation – on hold until the Board can take a fresh look next month at the newly installed plantings. Big Yellow is providing proposals for several kinds of playground mulch.
- C. Clubhouse
 1. Pool Furniture – Sandy Cohen briefed the Board on the proposals from Pavilion Furniture / Sunburst Outdoor Furniture and Tuuci, LLC. *A motion was made by Frank Micallef to approve up to \$25,555.67 plus tax and freight for pool furniture plus \$2,000 for installation by Corporate Solutions. The motion was seconded by Mike Ceparano. Discussion followed. All in favor, the motion passed.*
 2. Rental Agreement – The rental agreement was reviewed and amended by the HOA attorney, Jonathan Ellis. The new agreement is being used and is on the website for owner use.
 3. Cleaning Contract – Global Janitorial will begin cleaning in the evenings and will provide an addendum for additional cleaning including having the additional bathrooms open on the weekends. Jason Labunski to coordinate with the cleaning company. The CAM will draft specifications and request bids from several janitorial companies.

D. Envera Alert

1. Speeders / Tailgaters / Visitor List / Camera Updates – The Board is working with Envera to make sure the system is being used to the fullest and to review the camera set up to get better camera coverage at the gates. The visitor lists are being reviewed to identify lengthy guest lists.
2. Alert Summer Polo – *A motion was made by Frank Micallef to entertain the idea of paying for the summer shirts of the Alert employees. The motion was seconded by John Martel. Discussion followed. All voted against the motion; therefore, the motion failed.*

E. Village President Update

Dick Thatcher briefed the Board on the April 16, 2012 President's meeting.

- F. Community Garage Sale – The community garage sale is May 5, 2012 from 8:00 a.m. to 2:00 p.m. The clubhouse manager will have the signs posted the weekend before the sale. The CAM will have the sale listed in the Tampa Tribune.

- G. Social Committee – A summer party is being considered. Frank Micallef will contact the Social Committee.

- H. FRC / DRC Vacancy – *A motion was made by Mike Ceparano to appoint Kathleen Thatcher to the Fining Committee per the recommendation of the current Fining Committee. The motion was seconded by Frank Micallef. All in favor, the motion passed.*

A motion was made by Frank Micallef to appoint Kathleen Thatcher to the Design Review Committee per the recommendation of current committee member, Earl Myers, on behalf of the DRC. The motion was seconded by Mike Ceparano. All in favor, the motion passed.

V. MANAGEMENT REPORT

- A. Violations – The violation process is in full force and properties not complying will go to fining and then to the attorney. Village Presidents continue to assist the CAM with input on their village violations to include information on vacancies etc.

VI. NEXT MEETING

Board of Directors Meeting is scheduled for May 16, 2012 at 6:30 p.m. at the Grand Oak Clubhouse.

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 7:28 p.m. All in favor, the motion passed.

Homeowner Questions & Concerns: Food at the pool, large vehicles entering the community, clubhouse rental fee, personal responsibility of owners and guests at clubhouse, and parking over sidewalks.

Respectfully submitted,
Ellen Morgado, For the Secretary

These minutes were approved on 6/5/12.

Frank Micallef
Signed

Frank Micallef
Printed Name