

LIVE OAK PRESERVE ASSOCIATION, INC.  
BOARD OF DIRECTORS  
July 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 6:30 p.m. on July 18, 2012, at the onsite Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida, 33647.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

Anthony Leone  
John Martel (via speaker phone)  
Mike Ceparano  
Sheldon Cohen  
Frank Micallef

Directors Absent:

Staff Present:

Janet MacNealy, CAM

Guests Present:

Stella Bilsak, Janel Kennebeck, Jeremy Kennebeck, Vicky Irizarry, Elizabeth Hubbard, Sean Harrigan, and James Lovelace

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

III. MINUTES

Frank Micallef made a motion to approve the June 20, 2012, Board of Directors meeting minutes. The motion was seconded by Anthony Leone. All in favor, the motion passed.

IV. BUSINESS

A. Landscaping/Irrigation

- Drip Irrigation Community Conversion Proposal – on hold pending receipt of additional proposals
- Irrigation System/Pump Refurbishment Proposal - on hold pending receipt of additional proposals
- Vendor Bidding / Landscaping & Irrigation – A mandatory bid meeting is scheduled for July 26, 2012 at 9:00 a.m. at the clubhouse. Those contractors not in attendance will not be allowed to submit a bid. Frank Micallef and Mike Ceparano will attend the meeting.
- Water Feature Proposal / Oak Preserve Entrance – to be placed on August agenda
- Kinnan Fence Landscaping – Janet MacNealy to request proposals for hedge-like material that is low maintenance to be placed along the fence along Kinnan Road.
- Utility Box coverage – Janet MacNealy to request proposals for coverage/landscaping to be installed in front of utility boxes along Oak Preserve Boulevard and Imperial Oaks Boulevard.

B. Clubhouse

- Water Fountain – A motion was made by Frank Micallef to approve up to \$4,000 for the purchase and installation of a drinking fountain near the courts. The motion was seconded by Anthony Leone. Discussion. All in favor, the motion passed. John Martel to work with Cornerstone to select a drinking fountain.
- Clubhouse Cleaning Contract – A motion was made by Anthony Leone to approve the proposal from Peppers Cleaning for cleaning of the clubhouse 4 nights per week for \$1300 per month. The motion was seconded by

Frank Micallef. All in favor, the motion passed. Janet MacNealy to send a termination letter to Global Janitorial effective in 30 days.

- Ceiling Fans – The board approved the installation of 5 outdoor ceiling fans outside the clubhouse facing the pool.

C. Gate Access:

- Gate/Fencing Refurbishment Proposal – Additional proposals pending.
- Install new exit loops at Imperial & Main gates – A motion was made by Frank Micallef to approve the proposal from Action Security to install new exit loops at the Imperial and Main gates. The motion was seconded by Anthony Leone. All in favor, the motion passed.

D. Social Committee: The board approved the wine tasting social scheduled for September.

E. Village President Update: Dick Thatcher reported that the next president's meeting will be in September.

V. MANAGEMENT REPORT

The Management report was provided to all Board members prior to the meeting.

- Violations: Ready for Attorney letters: Frank Micallef and Mike Ceparano are reviewing the list of properties who have already been fined and still have not corrected their violations, to approve a list to go to the attorney.
- Insurance - Derek Carney with Carney Insurance briefed the board on proposals for insurance in Live Oak. Janet MacNealy will email the Reserve Study to Mr. Carney and the board will review any additional information.

VI. NEXT MEETING

The next Board of Directors meeting is scheduled for August 15, 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 by Frank Micallef and seconded by Mike Ceparano to adjourn the meeting at 7:36 p.m. All in favor, the motion passed.

Homeowner Questions / Concerns included: CDD pond signage, village monument lighting, hedges near the Bluff Oak entrance, hedges need trimmed at cross walk on Oak Preserve across from Brentwood, private gathering in Sterling Oak caused excessive traffic.

Respectfully submitted,  
Ellen Morgado, For the Secretary

These minutes were approved on \_\_\_\_\_.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name