

LIVE OAK PRESERVE ASSOCIATION, INC.
BOARD OF DIRECTORS

June 20, 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 June 20, 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:

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 May 23, 2012, Board of Directors meeting minutes. The motion was seconded by Anthony Leone. All in favor, the motion passed.

IV. BUSINESS

A. Entrance Monuments on Bruce B Downs/Tower (update) – The colors to be painted on the entrance tower are: Trim SW6141 Softer Tan, Tower SW 737 Meadow Trail, and Shutter SW 6174 Andiron.

B. Landscaping/Irrigation

- Drip Irrigation Community Conversion Proposal \$49,727.50
- Irrigation System/Pump Refurbishment Proposal \$81,949.58

Frank Micallef made a motion, seconded by Anthony Leone to approve the drip irrigation community conversion and the irrigation system/pump refurbishment project not to exceed \$131,677.08 with Janet Macnealy to get comparable bids and if 5% difference then back to the board for final decision. Discussion. Mike Ceparano voted no; all others voted yes; therefore, the motion passed.

C. Clubhouse

- Water Fountain Proposals on hold pending additional bids with different options including unchilled fountain against building and other styles.
- Tennis Courts (repair & resurface proposal) Frank Micallef made a motion, seconded by Mike Ceparano to approve up to \$6200 to repair and resurface the tennis courts with Janet MacNealy getting additional bid for possible lower cost. All in favor.

- D. TPD (update): Janet MacNealy reported that TPD requires road/sign certification study now, so Janet will contact King Engineering for cost estimate.
- E. Gate Access:
- Gate/Fencing Refurbishment Proposal: Frank Micallef made a motion, seconded by Anthony Leone to approve up to \$41,910 to have the entrance/exit gates refurbished and painted black and to have black fencing installed at all 3 gates to flank the gates on either side. Discussion followed. Additional bids to be sought. Mike Ceparano & Sheldon Cohen voted no. All others voted yes; therefore, passed.
 - Install new exit loops at Imperial & Main gates No further board action at this time.
- F. Bank Account Transfer: Frank Micallef made a motion, seconded by Mike Ceparano to transfer operating and reserve accounts to C1 Bank. All in favor.
- G. Social Committee: A motion was made and seconded to approve \$1000 for the Social Committee to use toward a community gathering on September 8, 2012.
- H. Village President Update: Dick Thatcher reported that the next president's meeting will be in September.
- I. Landscape/ Irrigation: Janet MacNealy will put together specifications and request bids for services including mulch twice per year.
- J. Tennis/Swim Lessons: Janet MacNealy will check insurance requirements and forward findings to the Board.
- K. Ceiling Fans: Anthony Leone made a motion, seconded by Frank Micallef to authorize up to \$1,000 for 5 outdoor fans with light kits, plus the cost of installation. All in favor. Anthony to contact Dan's Fans for final cost.
- L. Cleaning Company: Janet MacNealy will get specifications and obtain bids for cleaning of clubhouse.
- M. Maplewood Landscape Entrance: Maplewood asked for reimbursement of landscaping costs to their entrance landscaping work since they paid for the work prior to the HOA entrance refurbishment project. Mike Ceparano and John Martel will work out the reimbursement amount, if any.
- N. Bridge over pool: Mike Ceparano made a motion, seconded by John Martel to unlock gate over the pool. Mike Ceparano voted yes; all others voted against.

V. MANAGEMENT REPORT

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

- Violations: Ready for Attorney letters: Frank Micallef made a motion, seconded by John Margel to have Frank and Mike look at the list of properties that have already been sent violation letters and gone through fining and still not corrected their violations; and identify which properties to send to the attorney for enforcement within 30 days. All in favor.

VI. NEXT MEETING

The next Board of Directors meeting is scheduled for July 18, 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 7:34 p.m. All in favor, the motion passed.

Respectfully submitted,
Ellen Morgado, For the Secretary

These minutes were approved on 7/18/12

[Signature]
Signed

Frank Micallef
Printed Name