

LIVE OAK PRESERVE ASSOCIATION, INC.  
BOARD OF DIRECTORS

May 23, 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 6:31 p.m. on May 23, 2012, at the onsite Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida, 33647.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

Anthony Leone  
John Martel  
Mike Ceparano  
Sheldon Cohen  
Frank Micallef

Directors Absent:

Staff Present:

Janet MacNealy, CAM, was not present due to a prior committee before rescheduling of Live Oak meeting.

Guests Present:

Dick Thatcher and Betsy Hubbard. Big Yellow Landscaping had several representatives present: Chris Chairito, Dan Chairito, and Tom.

A quorum of Board members was present.

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

III. MINUTES

John Martel made a motion to approve the April 18, 2011, Board of Directors meeting minutes, and May 15, 2012 Emergency Board of Directors meeting. The motion was seconded by Anthony Leone. All in favor, the motion passed.

IV. BUSINESS

A. Entrance Monuments on Bruce B Downs/Tower (update) – on hold pending color choice being provided to the DRC.

B. Landscaping/Irrigation

- Imperial Oaks Low Drip Irrigation: Frank Micallef made a motion, seconded by Anthony Leone, to ratify Board approval on 4/19/12 to authorize Big Yellow to install low drip irrigation at the entrance monuments on Imperial Oaks for \$7500. All in favor.
- Low Drip Irrigation proposal: Big Yellow briefed the Board on the proposal to convert the rest of the community to low drip – drip with filter is \$49,000.
- Playground Mulch Proposal: Big Yellow briefed the Board on the types of mulch available. Frank Micallef made a motion, seconded by Anthony Leone to approve the proposal for \$2500. All in favor.
- Watering Restrictions / SWFWMD & City of Tampa: Big Yellow briefed the Board on the new watering restrictions, lack of zone coverage, and clay dirt doesn't allow for soaking in, but causes run off. Dan with Big Yellow will obtain the paperwork with the city to request watering variance.

C. Clubhouse

- Pest Control / Best Pest Control – Proposal for monthly service \$50 per month: Clubhouse feels there is a need for monthly pest control at the clubhouse with the increase in guests and food at the clubhouse. Mike Ceparano made a motion, seconded by Frank Micallef, to approve the Best Pest Control proposal for \$50 per month. All in favor.
  - Gym / Fitness Logic – Proposal for general monthly maintenance and cleaning of equipment: Clubhouse feels there is a need for monthly maintenance & equipment cleaning in the gym with the volume of guests that use the gym equipment. Mike Ceparano made a motion, seconded by Frank Micallef to approve the proposal provided by Fitness Logic for \$125 per month. All in favor.
  - Canopies for 4 benches at basketball court/tennis courts: Welch Tennis Courts provided a proposal for \$950 per canopy. Florida Courts has not yet provided a proposal. Upon discussion, Anthony Leone made a motion, seconded by Frank Micallef to allocate \$950 per canopy. All in favor.
- D. Envera / Alert / TPD / Gates:
- Insurance Proposals: Envera to introduce recognition software in future with thumbprint ID or license plant recognition – to be implemented by the end of the year. Frank Micallef made a motion, seconded by Anthony Leone to approve the increase in insurance to cover TPD extra duty patrols. All in favor.
  - TPD June Schedule: The calendar is just for the Board and not to be dispensed – TPD will be on site on random dates/times, but don't provide homeowners with dates/times. The Board reviewed the proposed schedule.
  - Action Security: Frank Micallef made a motion, seconded by Mike Ceparano, to approve the proposal to install 2 new complete gearbox and barrier arm brackets at Imperial entry and Kinnan resident gate. All in favor.
- E. Minutes / March 21, 2012 Board of Directors Organizational meeting: Frank Micallef wanted the record to reflect that the transcriptionist inadvertently listed Earl Myers as a Director at Large on the meeting minutes on March 21, 2012. Earl Myers serves on the DRC and Fining Committees.
- F. Village President Update: The President's meeting had a complaint about golf carts/mini bikes on streets and common areas in the community. Golf carts are allowed and mini bikes are not allowed.
- G. Gates: Frank Micallef made a motion, seconded by Anthony Leone to allocate \$1500 to pressure wash & clean up the gates. All in favor.
- H. Clubhouse Activities: Anthony Leone to look into activities and bring ideas to the June Board of Directors meeting for discussion.
- I. Water Fountain: Check on status
- J. Debit card: Set up debit account with \$2500 or less to make purchases.
- K. Caller ID: Jason will ask Verizon about caller ID.

V. MANAGEMENT REPORT

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

VI. NEXT MEETING


The next Board of Directors meeting is scheduled for June 20, 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 7:43 p.m. All in favor, the motion passed.

Respectfully submitted,  
Ellen Morgado, For the Secretary

These minutes were approved on 6/29/12.

  
Signed

Frank Micallef  
Printed Name