

LIVE OAK PRESERVE ASSOCIATION, INC.  
BOARD OF DIRECTORS  
June 19, 2013  
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, called the Board of Directors Meeting to order at 6:30 p.m. on June 19, 2013, at the onsite Clubhouse, 9401 Oak Preserve Boulevard, Tampa, Florida, 33647.

II. ROLL CALL / NOTICE OF MEETING

Directors Present:

John Martel (on speaker phone)  
Anthony Leone  
Frank Micallef  
Sheldon Cohen

Directors Absent:

Earl Myers (attempted to connect via phone)

Staff Present:

Janet MacNealy, CAM

Guests Present:

Kathleen Thatcher, Jeff Herrod, Carla Betts, M. Lloyd, C. Gomez, Janel Kennebeck, Adrinana Meyer, Stella Bilsak, Joe Bilsak, Joseph Cassinelli, Rick & Connie Solano.

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 15, 2013 Board of Directors meeting minutes. The motion was seconded by Anthony Leone. All in favor, the motion passed.

IV. BUSINESS

A. Clubhouse

- The board reviewed the clubhouse manager report prior to the meeting.
- Play Structure - Anthony Leone updated the board on the status of the upgrades to the play areas.
- Fitness Center / Gym – A motion was made by Frank Micallef to authorize up to \$500 for a bench press and to reconfigure the gym area with Jeff Herrod to work with clubhouse manager, Jason Labunski, on the project. The motion was seconded by Anthony Leone. All in favor, the motion passed.
- Gym Use – A motion was made by Frank Micallef to allow minors ages 12 – 17 to use the gym with waivers to be signed by their parents and kept on file at the clubhouse. Ages 12 – 14 must be accompanied and supervised at all times by a parent. The motion was seconded by Sheldon Cohen. Discussion followed. Frank Micallef, John Martel, and Sheldon Cohen voted in favor of the motion. Anthony Leone voted against the motion. The motion passed by a vote of 3 to 1.
- A motion was made by Frank Micallef to restrict food to the designated picnic area with the board member to review the request for additional picnic tables. The motion was seconded by Anthony Leone. Discussion followed. All in favor, the motion passed.

- Pool / Fountain Contract – Anthony Leone provided a proposal from Xecutive Pools to the board prior to the meeting. A motion was made by Frank Micallef to terminate the contract with Positive Pool effective July 5, 2013 and to approve the proposal from Xecutive Pools for \$1850 per month to maintain the pool and 2 fountains. Approval is contingent on the receipt of proper license and insurance documentation. The motion was seconded by Anthony Leone. All in favor, the motion passed.
- Amenity Use Rules – The rule changes approved by the board will be amended and the attorney will provide an updated version of the rules.
- Lap Pool – A board member brought up the possibility of installing a lap pool. Anthony Leone to obtain additional information.

#### B. Gate Access

- The board received the gate access report prior to the meeting.
- A motion was made by Frank Micallef to adopt the Gate Access Resolution which will allow for violators to face the violation process including fining. The motion was seconded by Anthony Leone. Discussion followed. All in favor, the motion passed.
- Pinewood – A motion was made by Frank Micallef to approved up to \$3500 for the install of 4 palm trees at the entrance to Pinewood. The motion was seconded by Anthony Leone. All in favor, the motion passed.

#### C. Landscaping

- Tree Replacement – A motion was made by Frank Micallef to ratify the board’s decision to replace the dead oak tree at the center median for \$2400. The motion was seconded by Anthony Leone. All in favor, the motion passed.

#### D. DRC

- The DRC and Board reviewed the proposed DRC Resolution. The DRC agreed with the resolution.
- A motion was made by Frank Micallef to adopt the DRC Resolution clarifying guidelines. The motion was seconded by Anthony Leone. All in favor, the motion passed.
- Next DRC meeting is July 10, 2013 at 6:00 p.m.

#### E. Lease Requirements

- A motion was made by Frank Micallef to ask the attorney’s office to start the process to prepare an Amendment to the Declaration for a membership vote. The motion was seconded by Anthony Leone. Discussion followed. All in favor, the motion passed.

#### F. Social Committee

- Janet MacNealy to touch base with Deb Natale to get the final date and details of the family fun day.

#### G. Roadways

- Striping – A motion was made by Frank Micallef to approve the revised proposal from Superior for \$28,800.83 for the roadway striping project. The motion was seconded by Anthony Leone. Discussion followed. All in favor, the motion passed.
- Laurel Oak / Oak Preserve – Janel Kennebeck to be the liaison with Big Yellow Services to review the areas of concern along Oak Preserve Blvd to trim shrubs that might cause line of sight issues.
- Pinewood Village – A motion was made by Frank Micallef to approve up to \$2,150 to repair the curbing area in front of 20507 Carolina Cherry that was confirmed by the road engineer of being installed improperly. The motion was seconded by Anthony Leone. All in favor, the motion passed. The contractor will be asked to contact the homeowner with the scheduled repair date.

#### H. Merger of Villages to Live Oak Preserve- On hold until July agenda.

#### I. Insurance Renewal – The board approved the renewal of the umbrella liability and property policy as presented.

### V. MANAGEMENT REPORT

- A. The Management report was provided to all Board members prior to the meeting.
- B. DRC meeting is scheduled for July 10, 2013.
- C. Fining & Suspension Meeting is scheduled for July 17, 2013 at 6:00 P.M.

### VI. NEXT MEETING

The next Board of Directors meeting is scheduled for July 17, 2013 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 Anthony Leone to adjourn the meeting at 7:32 p.m. All in favor, the motion passed.

VIII. HOMEOWNER QUESTIONS/COMMENTS

The homeowners brought up the following topics:

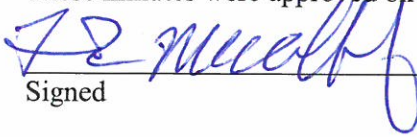
Basketball closing times, staff pay, kids playing in swim lanes, line of sight landscaping concerns near village medians and Laurel Oak entrance, empty or low water ponds, bench location, lap pool, status of litigation, community garden, and village merger status.

Respectfully submitted,  
Ellen Morgado, For the Secretary

These minutes were approved on 7/17/13.

Signed

Printed Name

  
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