

LIVE OAK PRESERVE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 21, 2009, 4PM

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. Florida Statutes 720.

CALL TO ORDER AND QUORUM CALL

The Meeting was called to order by President Rick Feather at 4PM and announced that the Notice of the Meeting was posted pursuant to statutory requirements and that a quorum was present.

Directors Present:

Lauren Arcaro, Secretary-Treasurer, resigned later in meeting.

Rick Feather, President, resigned later in meeting.

Frank Micallef, Director, elected as President later in meeting.

Amy Warenyk, Director, elected as Secretary-Treasurer later in meeting.

Greg Brooks, Director, appointed later in meeting.

Heath Denoncourt, Director, appointed later in meeting.

Anthony Leone, Director, appointed later in meeting.

Directors Absent:

Keith Donnelly, Director, resigned by letter later in meeting.

Staff Present:

Lloyd Rials, Community Association Manager

Bonnie Spindler, Club House Manager

ADOPTION OF PREVIOUS MINUTES

- Upon motion by Mr. Feather and 2nd by Ms. Warenyk the Minutes of the April 15, 2009 Board of Directors Meeting were adopted unanimously without change.

MOTIONS

- Motion by Mr. Feather, 2nd by Ms. Warenyk to approve suspension of amenities privileges for the son of Mr. and Ms. Antonio Castro, 2003 Daytona Way for 14 days beginning May 21, 2009 for vulgar and inappropriate language directed at a member of the Club House Staff, adopted unanimously.
- Motion by Mr. Feather, 2nd by Mr. Micallef to close the Kinnan Road Gates until further notice due to abusive and excessive damage/expense, adopted unanimously.
- Motion by Mr. Feather, 2nd by Mr. Micallef to accept the resignation of Keith Donnelly as a member of the Board of Directors and to appoint Greg Brooks to serve-out Mr. Donnelly's unexpired term. The appointment was accepted by Mr. Brooks who was personally present and the motion was adopted unanimously. Mr. Brooks took his seat at the Director's table.

- Motion by Mr. Feather, 2nd by Mr. Micallef to accept the resignation of Lauren Arcaro as a member of the Board of Directors and to appoint Heath Denoncourt to serve-out Ms. Arcaro's unexpired term. The appointment was accepted by Mr. Denoncourt who was personally present and the motion was adopted unanimously. Mr. Denoncourt took his seat at the Directors table and Ms. Arcaro departed.
- Motion by Mr. Feather, 2nd by Micallef to accept his (Rick Feather) resignation as a member of the Board of Directors and to appoint Anthony Leone to serve-out Mr. Feather's unexpired term. The appointment was accepted by Mr. Leone who was personally present. The motion was adopted unanimously. Mr. Leone took his seat at the Director's table and Mr. Feather departed.
- Mr. Rials, Community Association Manager, presided over an election of officers. Mr. Micallef was elected as President of the Board of Directors by acclamation and without opposition. Ms. Warenyk was elected as Secretary-Treasurer of the Board of Board of Directors by acclamation and without opposition. At the conclusion of the election Mr. Rials yielded to Mr. Micallef for the conduct of the remainder of the meeting.
- Motion by Mr. Micallef, 2nd by Ms. Warenyk to ratify letter sent by Association Counsel, Ellen Hirsch deHaan, to Don Crespy, Property Solutions Director at Bright House Networks, dated May 20, 2009, ratified unanimously.
- Motion by Mr. Micallef, 2nd by Ms. Warenyk to enforce the Mater Association's Declaration and Guidelines relating to basketball backboards throughout the Association in a uniform fashion, adopted unanimously.
- Motion by Mr. Micallef, 2nd by Ms. Warenyk to allow release of the monthly financial report of the Association without the AR Section to any member and to maintain a complete copy at the Club House for inspection by any member upon request, adopted unanimously.
- Motion by Mr. Micallef, 2nd by Ms. Warenyk to adopt the following Rules:
 1. Towing as a remedy for repeated violations,
 2. Prohibition of sidewalk parking allowing towing as a remedy,
 3. Prohibition of night street parking allowing towing as a remedy,
 4. Denial of use of amenities to members 90 days delinquent in dues/assessments,
 5. Behavior standards when using amenities and penalties for failure.
 Rules 1, 3, 4, and 5 were adopted unanimously. Rule 2 passed with 4 members voting yea and Mr. Denoncourt voting nay.
- Motion by Ms. Warenyk, 2nd by Mr. Micallef to authorize Mr. Rials to inquire of Steve Mezer, Shareholder at Bush-Ross, of his terms for representation of the Association in matters involving: turnover, Engle Homes and Bright House. Mr. Micallef to be Board's liaison in matters involving Bright House, adopted unanimously.
- Motion by Ms. Warenyk, 2nd by Mr. Micallef to authorize Mr. Rials to negotiate elimination of truck as an expense of the security arrangement for Live Oak Preserve, adopted unanimously.
- Motion by Ms. Warenyk, 2nd by Mr. Micallef to adopt the Holiday Compensation for Amenities Employees Policy (copy attached), adopted unanimously.

DISCUSSION WITHOUT MOTION/S

- Percy Legende, Association Accountant, made remarks to the Board at the beginning of the meeting concerning its financial status.
- Mr. Rials was directed to include guest parking procedures and security procedures on the agenda for the next BOD Meeting.
- Mr. Rials was directed to review warning signs for the closed gates to alleviate as much as possible inconvenience to members and guests approaching the gates.

DETERMINATION OF NEXT MEETING

- Motion by Mr. Micallef , 2nd by Ms. Warenyk to set the next meeting of the BOD for Wednesday afternoon, June 17, 2009 at 4 PM , adopted unanimously.

ADJOURNMENT

- Motion by Mr. Micallef , 2nd by Ms. Warenyk to adjourn the meeting – adopted unanimously at 5:00 PM.

HOMEOWNER CONCERNS

- Immediately after adjournment, the Board of Directors responded to written questions from members present.

Approved on Date

Signature of Board Member

Printed Name