

Men's Coffee Minutes – May 27, 2014

The meeting was called to order at 9:05am. Tom Wade chaired the meeting, and opened it with a general discussion format.

Tom reported that he recently reviewed our Reserve Funds, and was pleased to report that the funds values are on the rise. He also reminded the group that all owners have the right to review our Financial Statements, which are kept by Kathryn Halas at the Town Center. Our Total Reserve Funds as of March 31, 2014 are now up to approximately \$1,318,000, as compared to our End of the Year Statement, which reported the Funds Value to be \$1,234,000. Pulte's Owner Contribution from New Home Sales as of March 31, 2014 totaled approximately \$718,000. The Owner Re-Sale Account (this is the \$1,000 Charge per Re-Sale) was approximately \$69,000 as of March 31, 2014. Jim Bridges announced that as of today, this Account has risen to approximately \$95,000.

A member asked what Statutes of Florida covers H.O.A. Reserves, with relation to how they are to be spent, and how much is to be collected. Tom Wade reported that most funding and expenditure of reserve funding is left up to the Individual Homeowner Associations. Tom also mentioned that the Florida State Statute covering reserves and funding was Statute #720.303. Once again, anyone is welcomed to look them up, as they are a matter of public record.

Vince Marchesani reminded the Group that the Board has the right to raise the \$1,000 Resale Fee by 15%, if needed.

Lastly, Tom Wade reported the General Reserve Fund (used as an Operating Fund) as of 3/31/14 was at approximately \$530,000 – up \$45,000 (approximately) from the End of Year Statement.

Les Lutz reported to the Group, that he was very happy with "Citrus Shield Roofing Company". They use roughly the same technique as Crowthers BioClean Roofing (reported in last months Minutes). Les also reported that usually Citrus Shield does not need to walk the roof, although they did in his case. Craig Musick mentioned that Crowthers Roofing was doing a test project on Frank Kobel's House, and anyone interested could drive by and check on the results. Another member reported that he was unhappy with the power washing of his roof. He stated that his tiles lost color, and was left with what appears to be a white-like finish. Bio Clean or Citrus Shield may have been a better alternative.

A member asked if anyone was using Century Link for either telephone or internet service. Two members stated they were satisfied with Century Link.

A number of complaints about Comcast then ensued. These issues have been reported at previous Men's Clubs and duly noted in previous Minutes.

A comment was made involving large groups of people gathering at the pool for birthday parties and other occasions. Apparently, there was a birthday party at the pool this weekend. This group left the area without cleaning up. Mike Pace explained that problems like this are resident related Issues, and should be addressed by residents when possible. Residents need to be made aware of their responsibilities to the Community.

A member brought up the issue of people riding their bikes on sidewalks and around common areas. It was mentioned that "No Bike Riding" or "No Skate Boarding" signs are found in some common areas around the Town Center, and residents should obey these restrictions. On a related issue concerning Bike Safety, Donald Martell suggested that we have somebody either from the Sheriff's Office or possibly a sanctioned Bicycle Club address the Men's Coffee during our upcoming season. They can help inform the community on the "Do's And Do Nots" of bicycle riding.

The meeting adjourned at 9:55am.