

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Board of Directors
February 7, 2019

The president called the meeting to order at 10:05 a.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

John Rasmussen, President	Tom Leiser, Director
John "Randy" Kuhl, Treasurer	Earl Monari, Director
Carl Bauer, Director (via phone)	Chris Gourdie, General Manager
Charles Erwin, Director	Carol Post, Bookkeeper

Joyce Morris, Bryon Smith and Tom Sparks were absent.

The president announced that a quorum was present and the notice for this meeting was posted in accordance with the bylaws and statutory requirements.

The meeting was then opened for owner comments. Declan Waters, unit 3377, began by stating that the tenant below him works during the day and turns on his TV around 10:30 p.m., keeping it on all night. He stated that the tenant has a large screen TV that is positioned immediately below the headboard of his bed, and as a result, Mr. Waters is unable to sleep. He stated that two nights ago, he went downstairs about 4:15 a.m., because he couldn't get any sleep, and ran into a Haines City policeman. He told him this person is giving him a lot of problems. He stated that he has tried videoing with cell phone, as proof, but it didn't work well. He said he has banged on the floor several times and spoken with the gentleman, but he hasn't turned the TV down at all. Mr. Waters said that last night at 1:10, he went downstairs and rang the bell four or five times, but the tenant didn't come to the door, so went around back and stood just outside patio. The tenant was asleep in his bed with the TV on, and though it was turned down fairly low, it was still sufficient to keep Mr. Waters awake. Mr. Waters hollered and told him if he doesn't turn off the TV, he's going to call the sheriff's department. The tenant then turned off the TV. Mr. Waters stated that the reason he was addressing the board is that he wants to find out the actual process of complaint and what he needs to do to prevent this, because he doesn't want to have to call the police. He said the tenant is a hard-working fellow and this is the only problem he has with him, that he just needs to be spoken to and given correct instruction to be considerate of Mr. Waters' position upstairs.

John Rasmussen responded that the procedure is to report it to the condo office, and if it's a Westgate renter, the Association refers the issue to the rental office. Carl Bauer asked if this is the gentleman who had problems with a previous tenant in that unit and they left because of it and the person who's now in question is from Egypt. Mr. Waters stated that the tenant is from Istanbul, Turkey. Mr. Bauer told Mr. Waters that he harassed previous tenant and has harassed this tenant with notes on his door and calling immigration on him, which Mr. Waters denied. Mr. Bauer stated that he is familiar with Mr. Waters, that Heike, the rental manager, has told him all about him, that he has been in her office and thrown things off her desk and called the police on

this renter, and that he didn't like the previous renter, either. Mr. Waters denied all of the allegations, insisting they were all lies. Mr. Bauer stated that Mr. Waters needed to learn to live in a community.

Mr. Rasmussen intervened, stating that this is just an owner comment, that the board is just listening to what he has to say, that if he wants to forward the complaint to Heike he can, or the Association can. Mr. Bauer said he has already spoken with their attorneys and may be taking legal action against Mr. Waters if he further harasses their tenants. Mr. Waters stated that he never called the police on anybody, and Mr. Rasmussen stated that the board wasn't going to solve the situation there. Tom Leiser asked Mr. Waters how long he'd been an owner, and he said three years. Mr. Leiser then asked if he has talked to Heike at the Westgate rental office, and he said he has. He stated that the previous tenants were two young men who from the onset were extremely noisy and he spoke to them in a very reasonable way. Mr. Waters told Mr. Bauer that he was making a huge mistake, saying that he threw stuff off Heike's table, which he stated was a total lie. He said he spoke with Heike, the manager, because he was so frustrated with the noise, and asked her if she would please do something about it. He felt her attitude, in his opinion, was very negative, she wasn't interested in what he had to say, and he came up against a brick wall with her. He stated that the issue went on for quite some time.

Mr. Bauer stated that this is not something that needs to be discussed with the board, that they had a lot of things to go over. He said if the gentleman wanted to put something in writing, he would turn it over to their attorneys, who he has already been dealing with. Mr. Waters told Mr. Bauer that if he is going to speak to him in such a fashion, he will have his attorney speak with Westgate's attorney the next time they have any conversation. He started to say if there is any more noise from the current tenant, but was unable to complete the sentence. At that time, Mr. Bauer told Mr. Waters to have his attorney contact Westgate's attorney, or to give his attorney's information to Heike, and she will put the two attorneys together. Mr. Bauer then asked the board to move on to board topics. Tom Leiser thanked Mr. Waters for bringing the issue to the board's attention, and John Rasmussen instructed Mr. Waters to talk to the Association office, and they would talk to Heike, and if there is anything further, to let the attorneys deal with it.

Owner Mark Mischak of unit 669, whose comments pertained to grounds clearing, chose to wait until that agenda item to address the board. Eger Labriola, of unit 503, also had a noise complaint. He stated that he has lived at Grenelefe for almost three years and never had a problem with noise, although he has witnessed Mr. Waters' noise issues on three different occasions. As far as his own upstairs neighbors, he stated that they kept the noise low, but the first time they had a party, he tried to talk to them. He said maybe they were drunk, but they told him to go away, and he respected that. He spoke with them again the next day. However, the problem continued, so he spoke with the Association office, who forwarded the complaint to the rental office. The tenants then came to him saying he had reported them, and he told them it was because he had already spoken with them three times, and they continued playing loud music and had been doing it since he brought his baby home from the hospital. He stated that now the tenant is being noisy on purpose, banging on the floor on top of the baby's room. He stated that he had 33 recordings just from yesterday. He stated that the next time he is going to call the sheriff's department. He wanted to know what the HOA is going to do.

Mr. Rasmussen stated that both Mr. Labriola's and Mr. Waters' best option is to make a complaint with the rental office, that as a landlord, they have more teeth than the Association does, because a tenant can be evicted, but an owner cannot. Mr. Labriola stated that he has lived in condominiums for a long time and he knows each one has different rules. He cited an example of prohibiting a gym on the second floor. Mr. Rasmussen stated that the Association has no rule against that, that it doesn't regulate what an owner does in his own apartment. Mr. Labriola stated that that was why he was at the meeting, to ask the board to make sure there is a ruling against this kind of problem. He stated that he used to manage a flooring store, and one of the condos that he sold flooring to made a very clear ruling that no tile was allowed on the second floor, and that soundproof barriers had to be put down every time someone replaced a floor. He stated that he doesn't want the people above him evicted; he just wants them to follow the rules. He asked if the Association was going to allow a gym on the second floor and music to be played every day when there is a baby beneath.

Tom Leiser suggested that the board look at the rules and have a discussion at a later date. Mr. Rasmussen agreed, stating that the issue couldn't be handled at today's meeting. He suggested getting with the office and having them pull the rules. He stated that there are no rules about having a gym, but there are specific hours for noise. Earl Monari also suggested that complaints be put in writing and given to Heike. Mr. Gourdie added that if the police were to come out and felt that the noise was disturbing, that it would lend a lot more credibility to a complaint, because it's a verification by an outside party. He stated that the Association can't take anything to court unless there's outside proof, that even with a recording, it's hard to prove. He explained that condo associations have to go to mitigation with the DBPR, which is a long process, and if the DBPR doesn't rule in the petitioner's favor, nothing can be done. Mr. Labriola stated that he doesn't want to go that route. Mr. Rasmussen said that if he wanted further clarification, he could get with Mr. Gourdie afterwards. He stated that the rules are what they are as of right now, but they could be looked at.

The minutes of the November 1 and November 3, 2018 board meetings were then presented to the board. There being no corrections to the minutes, the president stated that the minutes of the November 1 and November 3, 2018 meetings stand approved as submitted.

Randy Kuhl then presented the treasurer's report. He stated that the Association ended the year with a loss of income to expenses for the year of \$119,000, and reminded the board that a loss of approximately \$130,000 was projected, due to budgetary items that were put in but not funded during this cycle. Thus, in effect, the Association ended the year with a surplus of approximately \$10,000 more than budgeted. He stated that there were pluses and minuses, but that if the Association budgeted correctly from last year's expenditures, income and expenses should be right in line for 2019. Mr. Rasmussen stated that he was pleased to see that reserves at the end of the year were \$946,000.

Earl Monari stated that he hadn't seen much mulching since he arrived in October, and Mr. Gourdie indicated that the majority of the mulching is done during installs in the summertime. Mr. Monari asked if it was the bark type mulch, and Mr. Gourdie said that is what is used around the buildings, because pine straw is flammable. Mr. Gourdie indicated that he would like to mulch around all the buildings every year, but that he got a quote one time to do the entire property, and it was \$74,000. He stated that in the wintertime, the Association does spruce up

some areas with mulch when requested. Earl Monari stated that he gets a lot of sand coming onto his patio from behind the bushes, and Mr. Gourdie indicated that putting river rocks between the patio and bushes might solve the problem. Mr. Labriola indicated that the Association had done that behind his patio and it worked very well. Chuck Erwin asked about using a landscape barrier under mulch, stating that it would cost a little more but save on landscape chemicals, which are currently budgeted at \$29,000 per year. Mr. Gourdie stated that the mulch washes out into the yard.

Mr. Gourdie then gave the general manager's report. He indicated that the Association is having a lot of plumbing issues, due to the inability to control people's behavior and what they put down their drains. He stated that someone upstairs put rice down their drain, and it completely ruined the flooring and everything downstairs. He stated that when that happens, sometimes the Association is able to separate the pipes, depending on how they are set up. Sometimes four units are connected into a single pipe, so when anything backs up, even if other units are unoccupied, people still deny responsibility. Mr. Monari asked about acting proactively to separate the drains. Mr. Gourdie explained that that often involves jackhammering out the floor, but in this case, the unit next door was a down unit of Westgate and they were able to access the pipe inside the wall. Mr. Erwin stated that New York City doesn't even allow garbage disposals and questioned outlawing the use of garbage disposals if the problem continues. Mr. Gourdie indicated that he thought Westgate wasn't installing garbage disposals anymore. Mr. Bauer stated that he wasn't sure but would email Heike about "that other character" and do the same with the garbage disposal. Mr. Waters stated that if Mr. Bauer was referring to him, he was hearing everything he was saying and so was everybody else, to which Mr. Bauer stated that he didn't care if Mr. Waters could hear him. Mr. Waters stated that he didn't like being referred to as a character and wasn't going to remain there any longer. Mr. Bauer said he's sorry if Mr. Waters was offended, but that he's heard about him before and isn't interested in talking to him. Mr. Waters said that Mr. Bauer can speak to his lawyer if he insists on slandering him and left the meeting room.

Mr. Gourdie then continued with the general manager's report. He explained that the light pole at the main entrance off Kokomo required extensive work to get power to it, that it was a safety issue, because school buses picked up kids there and it was very dark. He said the west side trash area looks very nice. Mr. Rasmussen recommended changing the settings on the trash compactors so they compact every second time instead of every third time they are used. He explained that recently, there was trash piled up outside, but the trash compactor wasn't full. He crammed everything in, ran it three or four times, and everything was fine. He said when people look inside and it hasn't been compacted, they think it's full and put their trash on the ground. He felt that if it was run every second time, the bin would be kept clear. Mr. Labriola said in his other condominium, people press a button and he wondered if that would help. Mr. Rasmussen explained that the Association didn't want to have to rely on the person throwing the trash in to push the button, so instead made it automatic.

Randy Kuhl said the Association needed to make sure that when the trash disposal company brought a compactor back after emptying, they needed to open the door. He stated that recently the end doors were open, signifying that it had recently been changed out, but the side doors were closed, so people had piled their trash all the way out to the entranceway. He stated he opened the doors, closed the end doors, and put the trash in. Tom Leiser said that the last time he saw them come in to clear it out, two Association people showed up right after the big truck

pulled away, and the three of them put the extra trash in. Mr. Gourdie said he would like to put signage on the door when the compactor is pulled directing people to the other location, but doesn't want to do that until the areas are secure, since off-site dumpers don't know about the west side location. Mr. Erwin suggested that when the area is secure, the Association have the gate rigged so it won't open when the container is gone.

Earl Monari asked how owners should dispose of items such as mattresses, and Mr. Gourdie said once the areas are secure, he wouldn't have a problem building a furniture corral for residents. Mr. Rasmussen said the easiest way to handle it now is to call the Association to haul items away for \$25. Charles Erwin suggested that the Association obtain a Gator trailer for people doing small construction projects, saying Association personnel could drop it off in the morning, pick it up at the end of the day and take it to the dumpster in the yard for \$25. Mr. Gourdie stated that the cost is based on what percentage of the shop dumpster is filled and the total cost to empty.

Mr. Gourdie then reported that the Association replaced the sidewalk in front of the utility office because it had dropped a little and someone had tripped. He indicated that Association personnel are continuing to replace schedule 20 irrigation pipe with schedule 40 as mains blow out. He stated that a lot of trees had died due to pine bores and the stress of the 2017 hurricane. Collections are significantly lower than in the past.

The next item on the agenda was the property and liability insurance renewal. Mr. Gourdie provided the board with a report prepared by McGriff, Siebels and Williams. He stated that premium figures wouldn't be available until at least mid-March, but that McGriff is anticipating an increase of between 8 and 15 percent. Mr. Monari asked if the Association had tried to get the quotes earlier so there wasn't a last-minute rush, and Mr. Gourdie explained that quotes can be obtained earlier, but the price is much higher. He also explained that competitive bidding closes down markets, locking them off to other companies, so that isn't a good option, either.

The next item on the agenda was approval of destruction of old records. Randy Kuhl moved and Earl Monari seconded a motion, which was approved unanimously, to dispose of the records listed. Tom Leiser asked if there is a written report each year of what has been destroyed, and Mr. Gourdie stated that an affidavit is prepared.

The next item on the agenda was an owner proposal for rules regarding transportation of trash to compactors. Mr. Rasmussen asked if the board can even make rules for driving on Westgate roads. Mr. Gourdie stated that he didn't know, but with control of the trash areas, the Association would be able to identify people who drive into the trash area with their trash on their car and send them a violation letter. Mr. Rasmussen stated that a rule like that would be hard to enforce, that people would do it anyway. Mr. Gourdie agreed that enforcement would be difficult, that residents don't want to put trash in their cars because it stinks, especially if they're not putting food down a garbage disposal. He stated that he looked into the availability of a hook to hang on a car window to hang bags of trash, but couldn't find one. Mr. Erwin said that he got fiberglass construction bags at Lowe's, which he places in his trunk to protect it when he hauls his trash. Tom Leiser asked about putting some common-sense procedures in the quarterly newsletter.

Eger Labriola indicated that one condo association where he lived fixed the problem by charging a trash fee and hiring someone to pick up trash by the doors of the units and haul it away, but he

didn't know if the budget would allow something like that. Mr. Kuhl asked if the board can adopt a rule that people caught littering will be fined, but Mr. Rasmussen indicated that the Association's bylaws do not allow it to fine people. A change would have to be adopted at a member meeting. Mr. Kuhl suggested working toward amending the bylaws. Mr. Gourdie stated that an employee would have to witness the littering in order for the Association to act. Mr. Bauer stated that bags of trash usually contain an envelope with the resident's name, and Mr. Gourdie indicated that what he finds is often fast food trash and such, rather than full bags. Mr. Monari stated that everyone needs to police their own area, and when they witness someone littering, to say something.

The next item on the agenda was parking permits. Chris Gourdie explained that Association personnel spend a lot of time chasing down cars without proper tags, sometimes from states that don't have stickers. He gave an example of a tenant who was apparently selling cars, and kept bringing cars onto the property and moving them around as Association personnel tagged them. Mr. Gourdie stated that the Association is liberal on giving people the opportunity to call the office and avoids towing vehicles when possible, because people sometimes get violent. Mr. Erwin asked if the towing company can boot a vehicle parked illegally, increasing the likelihood that the owner will call, then tow it a week later if no one responds. Mr. Gourdie said he could check with the towing company.

Mr. Gourdie stated that a shortage of parking spaces is another issue, that the Association added 33 spots last year and it didn't put a dent in the problem. Mr. Leiser asked what the cost was, and Mr. Gourdie estimated \$30,000. Mr. Gourdie questioned limiting the number of vehicles, stating that Westgate already has in their lease that residents are allowed one vehicle per bedroom. He stated this could be handled on a case-by-case basis, possibly charging an extra fee for vehicles in excess of two. He stated that if the Association required a parking permit, which also provided access to the trash area, Association personnel would be able to find out when people were living on property without Association approval. Mr. Erwin agreed that the permits would help with security. He stated that a Westgate security person drives through the lake loft area and waves at everyone but doesn't know who is out there and whether they belong. Mr. Bauer explained that this person is only for Westgate asset security and doesn't provide any other kind of security.

Mr. Monari asked how the permit system would work if he had a friend coming to visit for two weeks. Mr. Gourdie explained that guests would come to the Association office and be issued a window hanger tag with a date on it. Mr. Rasmussen felt that would create a lot of work for the office staff. Mr. Gourdie explained that residents would go to the Association website and complete a form, and the Association would mail the permit. Mr. Bauer asked if the towing company was going to be patrolling, and what would happen if the office wasn't open to issue a visitor's pass. Mr. Gourdie indicated Association personnel would put a note on the car instructing the owner to stop by the office for a pass or the car will be towed. Mr. Erwin felt the system would be a solution to a chronic problem, that if a vehicle doesn't have a parking permit, that is the violation the Association is targeting rather than getting involved in the determination of whether a tag is legal or not. He felt the Association would catch the vehicles that are chronic problems rather than people visiting for a week.

Mr. Gourdie agreed, stating that when the Association receives complaints about no available parking at a building, if there are vehicles there without parking permits, the Association can

address those. If the owner of the vehicle hasn't been through a background check, the Association will be able to address that, too. Mr. Monari felt that the system would solve these problems, and Mr. Labriola stated that this practice is normal for other communities and offered to help in any way he could. Mr. Leiser asked, if the permit was also going to be used as entrance to the trash area, how would the Association make sure it was mounted correctly, and Mr. Gourdie stated that a picture would be included of where it needs to be mounted in order for the scanner to read it.

Mr. Rasmussen stated that Mr. Gourdie needed to ask the Association attorney if the issue would need to be approved by the membership at an annual meeting, and Mr. Gourdie stated that he already asked, and the board can make reasonable rules. It could then be put on the ballot at an annual meeting, and being passed by the membership would make it stronger, but that the board can pass reasonable rules without member approval.

Randy Kuhl then stated that he would like to propose that the board adopt the parking permit system to be implemented and hopefully adopted at the next board meeting and would also like Mr. Gourdie to explore the potential purveyors of this type of a system for the board's review and adoption and actually secure some bids. Charles Erwin seconded the motion. Mr. Monari asked if the motion could be moved over to the trash disposal proposal, to include both parking and trash area entry, versus considering them individually. Mr. Rasmussen stated that since the board could approve the permits without doing the gates on the trash areas, the issues should be considered separately, and Mr. Monari agreed. Mr. Rasmussen rephrased the motion to state that Mr. Gourdie would get all the proposals together to be adopted at the next board meeting, and Randy Kuhl agreed. Mr. Gourdie stated he would obtain the proposals as soon as possible, but he has to rely on the vendors for the timeline.

A vote was then taken, with everyone voting yes except Carl Bauer, who stated that he heard the word "adopt," and he wasn't voting to adopt the system. He stated that he didn't mind exploring the issue, but that wasn't what the motion stated. Mr. Rasmussen restated the motion again, that Mr. Gourdie would put together all of the proposals to bring to the next board meeting so the board could vote to adopt it at the next meeting, but it wouldn't be automatic. Mr. Bauer stated that if the motion was so the board could possibly adopt it at the next meeting, he was changing his vote to a yes vote. Thus, the motion passed unanimously. Mr. Rasmussen added that when Mr. Gourdie brought the proposals to the next meeting, that he would also like to see a written policy for how the system would work.

The next item on the agenda was management of natural areas. Mr. Rasmussen indicated that he felt the issue was already resolved at the last meeting, but he'd been requested to put it back on the agenda, so he did. Mr. Erwin stated that he didn't see the lake lofts on the information provided, but had brought a small piece of the vines that are on the perimeter. He indicated that they are very dry and thin, and that if a fire started, the vines would burn up, but the houses could also be in danger. He asked about the possibility of pushing back the dead stuff and removing the limbs from the downed trees so they lie flat and don't act as a terrace for the vines to grow up. Mr. Gourdie agreed that the vines are dry, but since the ground is swampy, the risk of fire is low. Mr. Erwin stated that the area would look much nicer without all the dead material, and Mr. Gourdie asked if the volunteers would be interested in working there.

Randy Kuhl thanked Mr. Rasmussen for putting the issue back on the agenda. He stated that Mr. Gourdie had put together a proposal for the last meeting which included five new areas, but the board approved only two, plus the areas the volunteers had done previously. He stated that the volunteers have almost completed the two areas approved at the last meeting, but he would like to keep them working. He pointed out an area on Sherwood Lane, labeled 1D, next to the sixth tee, and stated that except for possibly three trees, the rest of the area is junk, overgrown with vines killing the trees. He stated that he would like the board to extend the policy adopted previously and allow the volunteers to clean out 1D. Mr. Monari agreed that the area was pretty bad, and although he felt the agreement was fair at the time, he now felt if the volunteers could do this additional area, it would improve the look coming in on Camelot past Sherwood and also from what he felt was one of the nicest holes on the golf course, number six.

Mr. Rasmussen stated that the whole reason the board came to the agreement that it did was because owners disagreed with what was being done. He stated that the plan was to go back into the areas already done and get the owners on board so they could say whether or not they were in support of it. He stated that it's not the board's purpose to find work for the volunteers to do, and that he wants to see plants in those areas, because he's still getting complaints, owners asking why the board isn't doing anything and why the volunteers are still working. He explained that he thought the board had come up with a fair plan to show the membership what the areas would look like and let them decide.

Mr. Monari stated that he tried to come up with a DVD that would show what Grenelefe looked like years ago and did obtain one of Camelot when Club Estates was being developed, but it didn't show enough of what the areas between the condos were like. He explained that these areas were landscaped areas that turned into natural areas. He understands that people who bought later fell in love with the natural areas, but he likes the landscaped look and is still hoping to find pictures of what Grenelefe looked like in the 1980s. Mr. Erwin stated that he found on Google Maps photos from 10 or 15 years ago for the lake lofts, and by looking at street view, he was able to see what the area looked like without all the growth. Mr. Rasmussen stated that the board agreed on a plan at the last meeting, and now board members were wanting to change the plan. Mr. Kuhl stated that they wanted to modify the plan to do another area that needs to be decimated and replanted.

Tom Leiser addressed owner Mark Mischak, who had signed up to comment on this particular topic, and asked if he had any feedback. Mr. Mischak stated that he has been at Grenelefe for less than two months, but he takes about an hour-long walk around the property every day and loves the grounds. He said he is seeing what is going on with the clear-cutting and is terrified. He indicated he has talked to other people who feel the same way. He indicated that he doesn't want to see the other buildings and the road and hear the noise. He is afraid they are going to clear everything to the ground and put in ground cover so there will be no wall of trees anymore. He asked if that is the plan, and if so, he doesn't want to remain at Grenelefe.

Mr. Rasmussen explained that his understanding of what was agreed upon at the last meeting was to clear some areas but put back native plants in the middle, low on the outside, mid-height, and higher trees throughout the area. Mr. Gourdie stated that that wasn't what was talked about. Mr. Labriola stated that he didn't want to hear car noises from other roads or people talking in other buildings, and indicated that in another community where he lived, the association added

landscaping where sight and sound barriers were needed. Mr. Mischak stated that he would rather have a “jungle” than have the areas open. Mr. Rasmussen agreed, stating that some people like it and some don’t. He took issue with Mr. Gourdie’s comment, insisting that the board did talk about putting plants back throughout the center of the cleared areas, in heights of low, medium and high. Mr. Gourdie stated that he didn’t hear anything about levels, and Mr. Rasmussen stated that that was what Shannon, the naturalist, talked about.

Mr. Gourdie stated that at the last meeting, the board agreed to allow the volunteers to continue to address the areas previously cleared in the same way. He stated that the other areas when done, with the exception of 1D, would only be cleared ten feet in and a beauty barrier done. But since the board hadn’t approved those areas yet, no one has any idea how they will turn out. When those areas are approved, the plan is to leave everything in the middle so there is a sound barrier. Mr. Rasmussen stated that the board also talked about going into the areas that were previously cleared and installing plants up to five feet in height back into the center of those areas. Mr. Monari added that the plants would be low maintenance, and it would take two to three years for the areas to be handled in a proper manner. Mr. Gourdie stated that they were going to transplant ferns that were already there into other spots so they can propagate and fill in the floor. He stated that without irrigation, they can’t plant exotics, but wandering Jew works well because of the way it spreads. He stated that the Association has also planted a lot of plumbagos, which will grow to three or four feet and hide those areas. Mr. Rasmussen stated that he was told someone was ripping out asparagus ferns. Mr. Monari acknowledged that someone was cutting them back, but they stopped him from doing it.

Charles Erwin suggested taking photos of what an area looks like now and getting a high school art student to do a drawing of what it looks like now and what it will look like a year from now, with the plants that are proposed to be added. Mr. Gourdie stated that he can put together what he’d like it to look like, but he doesn’t know if it will turn out that way. Mr. Monari referenced the slide show Mr. Gourdie does for the annual meeting every year, with before and after pictures. Mr. Erwin suggested taking after photos of what was done two or three years ago and dragging the concept of that photo over into a new area to project what it will look like. He also stating that removing trees in an area will allow more light to reach the area underneath and allow more plants to grow. He stated that he would love to have the beards taken off the palm trees, that fronds don’t drop because of the vines, so it continues to build up along the sides of the road.

Tom Leiser then gave a brief summary of the process, saying that previously, the Association took care of damaged trees, and as owners saw things in their areas, Randy with the volunteer group went in and took care of some smaller stuff. Others saw them cutting things down and thought they could cut things in their area. There needed to be more control, so Chris and John had a person with the Department of Natural Resources come in and make suggestions. After that, the board approved two specific areas the volunteers could do, along with some other areas they had previously done to make sure they were stable also. They would finetune what was agreed upon and at the annual meeting show the before and after and ask the owners how they liked it. Mr. Rasmussen agreed that that was his understanding of how it was left.

Mr. Leiser continued, stating that now Randy is saying they did that, but there’s an additional small area, and he’s asking to modify the plan to allow the volunteers to work another six weeks

and clear up that area, most of it within ten feet of the road. He asked whether that completely disrupts what was agreed upon or is just a minor change. Mr. Gourdie stated he would like to see the volunteers do an area where they don't go into the middle, just ten feet around the perimeter, which was what Shannon talked about. But he stated that hasn't been done yet, so he won't have an example to show to the membership.

Mr. Rasmussen stated that he didn't see a problem with adding that one area, but he does have a problem with continuing to hash the issue over and over. He stated that the Association hasn't replanted the areas that were clear-cut. He stated that it needs to go to the membership and be decided once and for all. Mr. Gourdie reiterated that they won't be able to show the membership what they're trying to do, because they haven't gotten to do one of the areas with a beauty barrier yet. Instead, they would be showing an area where everything was removed. Tom Leiser asked Mr. Gourdie if he was recommending that the board approve doing an area in addition to section 1D, and just clearing the 10-foot perimeter, and Mr. Gourdie stated he felt they should do one and see what it looks like. Mr. Rasmussen stated that the two areas the board agreed to do should have been done the new way, and Mr. Gourdie stated that that wasn't what was proposed and what the board approved. Mr. Monari felt that the volunteers were moving in the right direction with their cleanup.

Tom Leiser then moved that the board give approval for the volunteer group to do section 1D. Chris Gourdie suggested adding 4E, a small area on Camelot, that would give a sampling of what the future could look like. He stated that he would tape off the center, so the volunteers don't touch that and just do a 10-foot area around the perimeter. Then the owners can decide whether they like it. Tom Leiser amended his motion to also include the 10-foot perimeter around 4E that would be in accordance with the plan, then nothing else the rest of this year. Mr. Erwin stated that his daughter is proficient in Photoshop, and if the Association took some high-quality photos of what exists today, she could drag in landscaping photos from other areas and configure the photo to what the area will look like five years from now.

Tom Leiser then restated his motion, which Randy Kuhl seconded, to allow the volunteer group to do area 1D and the 10-foot perimeter of 4E. The motion carried, with Tom Leiser, Earl Monari, Randy Kuhl and Charles Erwin voting in favor and Carl Bauer and John Rasmussen opposed. Mr. Rasmussen stated that he was okay with approving 1D but not adding more areas. He didn't support changing what the board agreed to, because he felt they were going to keep changing it. He stated that he was tired of hearing chain saws cutting things down every Saturday.

The next item on the agenda was the trash disposal area access restriction proposal. Chris Gourdie stated that trash disposal costs had increased \$16,000 from 2017 to 2018. He initially thought the increase was due to an increase in occupancy, but in checking with Mr. Bauer, he learned their occupancy rates only went up 10 percent between 2017 and 2018. Mr. Gourdie said that would account for part of the increase, but board members and others have caught people illegally dumping, something the Association has also viewed on film. He couldn't specify the cost of illegal dumping but feels that by restricting the trash areas to condo residents only, the Association would be able to save an estimated \$5,000 per year, which would enable the proposed gates to pay for themselves in five years, assuming a cost of \$25,000. He felt that bid was high, but had just received it the prior day after requesting it a month ago, and would be

obtaining other bids. One advantage of restricting the area would be the ability to ID people who throw items such as chairs, satellite dishes and construction trash into the compactors and send them a violation notice. He stated that even though this is a big-ticket item, the Association has invested a lot of money in these trash areas and needs to do this final step.

Mr. Monari asked if the gate would be a single bar, and Mr. Gourdie said yes, that it would come up and allow only one car-length in to prevent people from pulling trailers in. He explained both areas already have power, so strips would only have to be run for the arm on the way out, and the Association would have the ability to lock down the gates when the compactor is gone. The system will pay for itself over the years and give the Association a lot more control. With increases in occupancy and the new housing developments coming into the area, the Association will have worse problems in future if the issue isn't addressed now. He stated that he would like the board's blessing to continue compiling information, meeting with vendors, and to try to incorporate the parking permit. Mr. Leiser asked Mr. Gourdie to add in the cost to maintain the gates, because they get broken. Mr. Gourdie stated that the gates have breakaway arms on them, but the proposal also included a couple of extra gates. Tom Leiser asked if a bar code was needed to exit, and Mr. Gourdie said no, something buried under the asphalt would detect the cars. Mr. Erwin said that people with one bag of garbage can park on the outside and walk it in, but that this system will stop people from pulling up with a pickup truck of furniture and dumping it in. Earl Monari stated that the board needed to allow Mr. Gourdie to continue getting bids and bring them to the next meeting. Mr. Gourdie said that the quote he had was preliminary, that he wanted to find a better, cheaper alternative.

The last item on the agenda was street and parking lot lighting. Mr. Gourdie stated that the design review committee met and has two excellent companies they're looking at, Logic Illumination and Envision Lighting Systems. Mr. Gourdie showed both representatives the building lighting and had them come up with a fixture and pole that fit. He stated that the goal is to illuminate the parking lots and roads, not all of Grenelefe, so quotes were obtained for just the 250 existing lights. The fixtures on both proposals have traditional looks, for which a replacement won't be difficult to find years in the future. The quotes included the lake lofts, so if they wanted a new look in the future, the fixtures could be moved.

He explained that the Association is currently replacing approximately 20 poles per year, that they are rotting and falling even though Association personnel have been trying to prop them up. He said the old lights and poles are ugly and not as energy efficient, although they were made more efficient when the halogen bulbs were replaced with fluorescents. The light sprays aren't ideal, either. He stated that the current poles cost \$624 each to build and install. He felt that both companies are competent vendors. Envision did the lighting for Polytech off I-4, and Logic did Legoland's lighting. He stated that Logic had financing options and their quote of \$227,000 also included installation. Envision's quote was \$226,000 without installation.

Mr. Monari stated that he liked Logic Illumination's presentation and the fact they do their own installations. Mr. Kuhl stated they also offer a 10-year warranty, and Mr. Gourdie stated that Envision may have the same thing. The warranty doesn't cover damage, but the company stands behind its product if it malfunctions. Mr. Monari asked if the 250 lights encompasses all the cul de sacs, and Mr. Gourdie said yes, all the poles the Association currently has. Mr. Monari asked Mr. Bauer if Westgate might be interested in changing theirs also, and Mr. Bauer said not at this

time. Mr. Gourdie told Mr. Bauer that when the Association purchases new lights, Westgate can have the old ones to use as replacements for theirs.

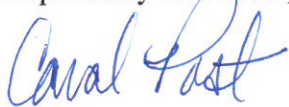
Mr. Rasmussen stated that board wasn't ready to make a decision yet, that it still needed installation pricing with the Envision proposal, full proposal pricing and information on financing. He also suggested getting a sample of one of the lights or having the photometrics on it plotted out, because he felt the 20 watts quoted was not enough light. Mr. Erwin asked if it was possible to have each of the competitors install a pole, and Mr. Rasmussen said the Association could install them, but he would rather go with 40 watts, due to the distance between lights. He stated that Logic's literature indicated the lights come in 30, 50 and 60 watts. Mr. Gourdie said they may have used 20 in the quote to show an energy cost savings over what the Association is currently using. Envision quoted 24 watts.

Mr. Monari asked Mr. Kuhl, as treasurer, if he would rather do the financing in house or go outside, and Mr. Kuhl said it depends on the terms. Mr. Gourdie stated that the Association has two \$100,000 lines of credit. He stated that Graybar's financing, with the Envision quote, is for 12 months. He pointed out that in Logic's quote, they calculated the cost of waiting at \$15,000 per year, due to the repair and electric costs. Mr. Gourdie stated that he would work on getting samples of the two lights installed, ask about going with 40 watts instead of 20, and have the photometrics plotted out. Mr. Rasmussen stated that if the Association gets samples, photometrics won't be needed.

Earl Monari mentioned the light at the entry of Grenelefe that the Association put up recently and said he would like to see that be a double light, so the spray would go through the whole area. He asked if there was a lighting problem at Grenelefe's first entry off 544, would there be a way to propose to the county that it needs to be better lit from a safety standpoint. He stated the south entrance near Arrowhead is also poorly lit. Mr. Gourdie explained that when the west clubhouse was torn down, the Duke Energy boxes were removed, so Westgate has put some solar lights there, which are very dim. Mr. Rasmussen told Mr. Gourdie to go ahead and ask if the county will address the issue. Mr. Bauer also said that if there are any areas that belong to Westgate that need extra lighting to let him know and he will have them looked at.

At 12:10 p.m., Randy Kuhl moved and Charles Erwin seconded a motion to adjourn, which was approved unanimously.

Respectfully submitted,



Carol Post
Secretary pro tem