



6:33pm Called to Order

ATTENDANCE

- John
- Dave
- Arlene
- Angelique
- Dwight
- 2 homeowners

MINUTES

- Waive prior BOD minutes; approve as presented

COMMUNITY REPORT

- Reviewed financial snapshot and delinquencies.
- 9 delinquencies
- 3 pending foreclosures

OLD BUSINESS

- Look into whether or not the condos behind us have to have their sign on our wall. Arlene couldn't find it in her documents. Do they have access because of the width of the easement?

NEW BUSINESS

- Conducted review of 2014.
- Conducted "A Look Ahead into 2015".
- John and Angelique had a compliance walk with city code inspector; seeing some improvements, but non-compliance issues went up slightly.
- Discussion of repair and installation of curbs that are missing. Tabled for later discussion.

MEMBERSHIP COMMENT

- Would like to see plants or something on the grass at Sunset Point so we can have privacy from the people who walk and drive by. Concerned about safety.
- Gully in backyard floods; goes up to my patio. Opening of pipe is on my side, but pipe is in her yard. Who is responsible? Answer: the homeowner.

NEXT MEETING: Tuesday, February 17, 2015 @ 6:30pm

7:19pm Meeting Adjourned



Task	Owner(s)	Due Date	Status
Look into whether or not the condos have legal right to put their address sign on our wall.	John	2/2	Open
Call City regarding manhole cover being filled with asphalt	Dave	12/19	Open
Draft and distribute a reminder letter to members regarding keeping dogs on a leash and picking up feces.	John Angelique Dave	12/31	Open
Draft a letter to members regarding approval to have the HOA take ownership of the block wall.	John Angelique	January 2015	Open
Review Documents and amend and restate based on community vote	All	February 2015	Open
Create newsletter format and publication schedule.	Angelique	12/31	In Progress
Install three entryway signs.	John Angelique Dave	1/18	Complete
Get at least 3 quotes for the new entry signs. Dunlap, Signs by Tomorrow, and Impact Signs. Obtain additional quote from City of Clearwater's sign company.	Arlene Dave John Angelique	12/31	Complete
Call Florida Graphic Services	John	12/19	Complete
Call Frontier Lighting to get options and quotes for entryway sign lighting	John	12/19	Complete
Draft a reminder letter to members regarding trash, recyclables and bulk items; send to each homeowner and renter.	John Angelique Dave	11/1	Complete
Fill pot hole in road	Dave John	10/10	Complete
Obtain original palm tree logo image and send to Arlene.	John	9/30	Complete
Print & send Community Survey to members (due back by Friday 10/10)	Angelique	9/30	Complete
Schedule compliance walk with Nilda.	John Angelique	9/30	Complete
Email Nilda regarding compliance issues.	Angelique	9/30	Complete
Call towing company again to get copy of	John Angelique	9/26	Complete



Task	Owner(s)	Due Date	Status
contract (they sent wrong one last time).			
Create survey, review with board and get edits and approval of final.	Angelique	7/26	Complete
Get paint color codes from Home Depot so we can include the info in our guide.	Dave	7/26	Complete
Group compliance walk @ 7:30 PM	All Board Members	6/24	Complete
Send the presentation slide that shows all the street signs to the board for review.	Angelique	6/20	Complete
Purchase "No Parking" template and spray paint for curbs.	John	6/20	Complete
Make copy of current list of bylaws and documents and give to John.	Arlene	6/18	Complete
Send list of homeowners addresses who live outside of The Villas to John.	Arlene	6/18	Complete
Close bank account; open new one with BB&T or other bank.	John Arlene	5/19	Complete
Change Ameri-Tech as registered agent in SunBiz.	John Arlene	5/19	Complete
Get our Duke Energy account number.	John Arlene	5/19	Complete
Contact president of the association behind us to let them know about the new sign.	Arlene	5/19	Complete
Open P.O. Box at Hercules (1 st choice) or Belcher (2 nd choice).	John	4/28	Complete
Write formal termination letter, sign, and send to Ameri-Tech.	Ang (letter) John (to sign)	4/28	Complete
Edit Good Neighbor Guide based on Board's review.	Angelique	4/28	Complete
Edit letter to residents (regarding new committees) based on Board's review.	Angelique	4/28	Complete
Purchase domain name for HOA website: villasofsunsetgrove.com.	Angelique	4/28	Complete
Distribute letter about block party postponement to residents.	Dave	4/22	Complete
Write notification to homeowners regarding postponement of block party.	Angelique	4/22	Complete