

Approved

**Royal Pines Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
September 24, 2007**

**MEETING MINUTES**

**PRESENT:** Board Members Claude Abbott, Tom Bendle, Frank Long and Dr. Charles Morand were in attendance. Peter Smith was absent. Present on behalf of MAY Management were JoAnne Shott, Penny Chamberlain and Lorraine Call. Several owners were also in attendance. Jay and Carly attended on behalf of Nanak's and Arborist Ed Conlin also attended.

**QUORUM:** A quorum was established and the meeting called to order at 10:00 a.m. by President Claude Abbott.

**TREASURER'S FINANCIAL REPORT:** Penny Chamberlain gave the financial report as of 8/31/07:

Operating Balance:	\$28,088.73
YTD Operating Variance:	+\$11,054.89
Replacement Balance:	\$98,298.35

The only line item over budget is irrigation repair and supplies, which was over budget by approximately \$528. The Association currently has three 15-month CD's which are approximately valued at \$21,000. MMS will send the Treasurer information regarding an interest bearing operating account. **Claude Abbott made a motion to file a lien on assessments 90-days late and file a money judgment on fees 180-days late; Frank Long seconded and motion carried unanimously.**

**APPROVAL OF MEETING MINUTES:** Frank Long made a motion to approve the minutes of the June 15, 2007 meeting as presented; motion was seconded and passed unanimously.

**UNFINISHED BUSINESS:**

a. ARC -

1. Satellite Dish locations/FCC rulings and how it affects Royal Pines ARC – The Board requested that satellite dishes be put in the least obtrusive place possible that will still give the owner signal. If possible the dish should be placed in the back of the house. **Claude Abbott made a motion to accept Barry Ansbacher as the attorney for Royal Pines and have him send a letter to the two satellite provider companies informing them that the location of a satellite dish must be submitted to the HOA prior to installation; Tom Bendle seconded and motion carried unanimously.**
2. R.P. ARC-St. Johns ARC interaction & working relationship – At the time the Royal Pines ARC approves plans, a letter reminding owners that they must submit their plans to the county for permit approval and provide evidence to the association.
3. Residential Violations-Attorney Letter – Violation letters will go directly from the attorney and not from MMS from this point forward. Discussion followed as to whether or not to put the expenditure of the tree work in the reserve study. The Board agreed to leave the expenditure out of the reserve study.

b. Updated Reserve Study Proposal – **Frank Long made a motion to request MMS to work to schedule the reserve study update; Claude Abbott seconded and motion carried unanimously.**

c. Irrigation

1. Issue related to WGV water supplying/well possibilities – Irrigation line clogs during drought discussed. The pump is now floating just below the surface of the pond and should help prevent clogging in the future.
2. WGV water supply and well possibilities tabled.

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**NEW BUSINESS**

a. Moss on Trees- Nanak's/Arborist -

1. Jay with Nanak's introduced his boss Carly and Arborist Eddie Conlin.
2. Eddie reported that there was a lot of die back within the interior portions of many of the trees in the community and the biggest problem was not the Spanish moss but the ball moss. When it grows abundantly on the end of the limbs, it stifles new growth eventually causing the trees to fail. Pruning the trees to live growth is needed. Once they are cleaned well and pruned, treatment should only be needed every several years. The cost of treatment would be \$55 per tree on an as needed basis and once the initial work is done, the follow up work each few years will not need to be extensive.
3. Eddie reported the trees were good trees and the moss could have been brought in with the tree. The moss is an air plant and does not take any nutrients from the tree. Fertilization and soil regeneration is also needed. The live oaks are the main trees of concern. Many of the trees are having problems due to heavy construction trucks drive over their root system.

The cost to treat all the needed trees in the community would be approximately \$10,000. Eddie stated that he would come in and cut one tree as an example to show the before and after at no charge. **Tom Bendle made a motion for a revised proposal to go to the Board and Eddie do a sample cutting of a tree for a before and after comparison; Frank Long seconded and motion carried unanimously.** The crepe myrtles will also be looked at for recommendations. Information will go to the Board within a week.

**Frank Long made a motion to approve up to \$12,000 for the necessary work and treatment of the trees regarding the moss issue; Claude Abbott seconded and motion carried unanimously.**

b. Overnight Street Parking – The Board made a motion in 2004 to prohibit overnight street parking from 12:00 a.m. on. The Board does have the authorization to tow as necessary.

c. Enforcement Committee – A separate committee is needed to look at a violation and compare to the Covenants to make sure a violation has occurred. The committee will then determine due process has been given and determine whether or not the owner is in violation and should be fined. It has been very difficult to get volunteers for the committee. Volunteers were asked for. Consistencies in the Covenants discussed.

d. Violations/ARC Submissions – Addressing of violations discussed. Frank Long reviewed a list of violations and areas of needed maintenance he has noted. A letter regarding which items need to go to the ARC for approval prior to work being done will be mailed to owners and MMS will follow up with the list of items provided by Frank.

e. Annual Meeting Date – Charles Morand and Tom Bendle's terms are up this year. The Annual Meeting will tentatively be held December 11<sup>th</sup> at 6:00 p.m. Claude Abbott will draft a letter requesting candidates and it will be mailed with the informational letter drafted by MMS.

**ADJOURNMENT**

With no further business before the Board, Frank Long made a motion to adjourn the meeting; Claude Abbott seconded and the meeting was unanimously adjourned at 11:55 a.m.

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Signature of Secretary/Treasurer

\_\_\_\_\_  
Date

CC: Board  
File