

**Royal Pines Homeowner's Association, Inc.**  
**Board Budget Meeting Minutes**  
July 26, 2011

**I. Establish Quorum**

A quorum was established with the presence of: Rick Jarvis, Tom Bass, Ken Fuchs, Peter Smith and Karen Quinet.

Attending on behalf of MAY Management Services: Tim Hutchison, Diane Hartman and Janette Cilliers.

**II. Call the meeting to order**

The meeting was called to order at 6:01 pm.

**III. Approval of Minutes**

Peter Smith made a **motion** to approve the 5/3/11 meeting minutes as submitted. Tom Bass seconded and the **motion** carried unanimously.

**IV. Treasurers Report**

Ken Fuchs reported that a CD matured in June and was rolled over with the highest interest rate at Bank of St. Augustine. There are two more due for renewal in October and will be rolled over to the bank with the highest interest rate.

**V. New Business**

- a. Valley Crest attending – Jay with Valley Crest gave a history of the irrigation on the property. Jay also gave an explanation of some of the repairs that were made and the issues with the irrigation.
- b. Miller Electric attending – Kevin with Miller Electric gave his recommendation for the lighting at the front entrance. Discussed the ground lights around the fountain that are broken. Ken Fuchs made a **motion** to approve Miller Electric's proposal to convert the lights at the front entrance with florescent bulbs. Peter Smith seconded and the **motion** carried unanimously.
- c. Florida Landscape – John Kordic attending – John with Florida Landscape gave a presentation on repairing the irrigation issues. Diane Hartman explained how Florida Landscape can repair the irrigation problem when the problem is found and not leave the problem to order parts. The Board discussed having Florida Landscape do an assessment of the irrigation system and having them do several repairs to observe their work.
- d. Annual flower plantings – discussion to increase number – Discussed how many plantings are in the agreement. Agreed to put this on hold until the next planting is done.
- e. Pre-authorization for irrigation repairs - cap – This was tabled.
- f. Continual Maintenance to fountain – Discussed that the top of the fountain is loose and that the fountain was placed on sand base. Discussed having the fountain installed on a cement base and have the top sealed with silicone.
  - Water – If the water is kept running there will be water at the fountain at all times to keep it running.
  - Electric – timer – Discussed having a timer installed to regulate when the fountain run and when the lights turn on/off.
- g. Discussion on Temporary Fencing – An application has not been submitted as of yet and the next violation letter will be to go before the Enforcement Committee. Ken Fuchs made a **motion** to fine owners a \$100 fine for not submitting and ARB application before beginning a project. Karen Quinet seconded and the **motion** carried unanimously.

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- h. Discussion to fast track the current method of the lengthy violation letter process, by which fines are levied and enforced – It would take 66% of the community votes to change Covenants and Restrictions set by the Florida Statutes.
- i. Parking rules – Discussed having rules for overnight parking in the streets for Royal Pines. Discussed having a notice to the residents informing them of the rules for parking.
- j. Yard Debris – Discussed trash and yard debris that is being put out by the curb more than 24 hours before the pick up day. The residents will be notified of the fine in the quarterly mailing. Rick Jarvis made a **motion** to charge a \$25 fine per incident for yard debris and recycling placed at the curb earlier than Monday at 6p.m. Owners will be notified of this charge in the quarterly mailing. Peter Smith seconded and the **motion** carried unanimously.

**VI. Old Business**

- a. Fountain – Discussed earlier in the meeting.

**VII. Committee Reports**

- a. ARB – The Board announced that Dan Crowley resigned from the ARB Committee. Ed Quinet volunteered for the ARB Committee and the Board appointed Carol Enos as the Chairperson. Ken Fuchs made a **motion** to appoint Carol Enos as the ARB Chairperson. Rick Jarvis seconded and the **motion** carried unanimously. Diane Hartman stated that she would coordinate a seminar with AL LeBeau for the ARB Committee members. Discussed if a third member is needed for the Enforcement Committee.
- b. Landscape – Ed Quinet stated that the yards at 613 and 609 are looking horrible. Discussed sidewalk repairs that are needed. Discussed Lot 265 and the fence that needs to be taken down or repaired and the lot mowed. Discussed having the over grown shrubbery removed and sod or mulch the area.
- c. Social – An Ice Cream Social is planned for September 17, 2011. The time is to be set.

**VIII. Adjournment**

Ken Fuchs made a **motion** to adjourn at 7:55 p.m. Tom Bass seconded and the **motion** carried unanimously.

The next scheduled Board of Directors meeting will be held on November 15, 2011.

**IX. Open Forum with minutes recorded**

- Discussed the speeding issue in the community. Owner mentioned having the speed limit lowered to 20mph and having speed bumps put in. The Board would like to know how many speed limit signs are in the community and where they are placed.
- Owner thanked the Board for getting the fountain put in and having Valley Crest come in and give a presentation. Discussed the area the Security patrols.