

BOARD OF DIRECTORS' REPORT

Bits & Pieces from the April 9 & 16th Board Meetings

1. The Association continues to operate within the black.
2. The Board voted unanimously to approve two landscaping contracts with Seacrest. One contract is to remove approximately 100 dead or dying pine trees that are infected with pine bore. The preserve is infested with these beetles and there is little to nothing that can be done to prevent the infection from invading our community other than to cut infected trees down and immediately remove them. No replacement trees will be installed at this time. In addition, the Board will have Seacrest remove all the dead and dying Eugenia plants surrounding the pool fence and install 89 three gallon plants.
3. The Board voted to award a contract with Sanctuary Gardens to redesign the area surrounding the clubhouse fountain. The six existing palm trees will be replanted around the community at homes that have lost an existing queen palm. The two ligustrum trees will be replanted outside the entrance gate to the community.
4. Final review of the new ACC guidelines will be conducted and adopted at the next board meeting.
5. The pump to the outer loop continues to shut down on a daily basis due to lack of pressure. The maintenance man has finally narrowed the cause to a bad secondary motor that kicks in when additional pressure is needed to meet the watering. It will be replaced on April 13th with full watering anticipated afterwards to the outer loop area.
6. Nearly 45 homeowners contracted with Professional Exteriors to power wash their homes, walkways and other areas on their property.
7. The Board examined its current policy regarding the fining process and decided no changes were needed. A meeting between Bob Bradley and Delp Security will be held in order to review and refine the procedures to be followed when the tagging and towing of vehicles is to occur. The Board also has the authority to fine violators regarding parking infractions and the parking of illegal vehicles.
8. The Board voted to add five hours to the property manager's weekly hours.
9. Board discussed using Professional Exteriors to power wash a property in foreclosure. It was decided to follow the fining process to completion before discussing having the property power cleaned with the bill charged to the owner.
10. A Request for a Proposal for the trimming of our palm trees has been faxed to five tree trimming companies. Appointments will be arranged for a visitation to the site before a bid can be submitted. It is planned

that the contract will be awarded at the May meeting.

11. A special meeting of the board will be held on Thursday, April 17th. The agenda is to be posted before the weekend.
12. Violation letters were sent to various home owners.
13. Cable – Meeting with a cable specialist in negotiating with Comcast was held on Wednesday, April 1st. The board met separately afterwards and determined there was no need to utilize the services of this company. Pam Bates and John Ali have been appointed to investigate the options available to the community regarding cable service. Our current contract expires in August 2010.

Board Votes to Remove Tot-Lot on June 1st

All can agree. The tot-lot area located to the north of the tennis courts leaves a great deal to be desired. At a meeting held on Thursday, April 16th specifically to discuss a recently received legal opinion stating that the board has the authority to remove the tot-lot. Your board considered three options: repair, replace or remove it. The Board voted to remove the structure. Why?

1. The seven year old equipment is very badly weathered and stained. While it's been power washed twice in the last 12 months, it remains unattractive in



appearance and discourages use. The cost to replace the equipment with a new commercial grade product would run into the thousands of dollars.

2. The surface of the playground is unhealthy and unsafe. The sand is filled with unwanted vegetation and contamination caused by animal waste. Raccoons and armadillos, as well as some domestic animals, running loose in the community, use the area as a litter box. Regular raking and spraying by Seacrest or our maintenance man to keep the sand clean is ineffective. In order to make the current tot-lot surface meet ASTM safety standards as well as those of the Consumer Product Safety Commission, the board has estimates ranging

BOD's Report Continued

from \$6300 to almost \$10,000 to replace the hardened sand with various ground fillers ranging from regular mulch, shredded rubber mulch and synthetic turf.

3. The tot-lot receives little use.
4. A committee established by the board over two years ago conducted a door to door survey soliciting written opinions and comments regarding the tot-lot. Over 35% of the community responded and returned their questionnaires. Results? Fifty percent of the community wanted to maintain the tot-lot and fifty percent wanted it removed. No consideration was given to the funds to either remove or replace the equipment when that poll was taken.
5. There is no money in this year's budget to replace the equipment.

A budget for removing the equipment and consideration for the site's future use will be proposed for next year.

Board to Replant the Clubhouse and Pool Fence

Our common areas have tended to be always placed at the end of our planting lists with a priority given to homeowner's property landscaping requests. The board recently decided that our common areas need some replanting and refreshing. The first two areas selected are the exterior of the fence around the pool which will have all the current bushes removed and replaced with younger plantings of the same type. This work will be done by our landscape/management company.

The second area to be "spiffed-up" is the area around the fountain. The three Queen palms will be removed and replaced with six foxtail palms. The two large ligustrum bushes that border each side of the fountain will be replanted somewhere else within our community. Two large Christmas palm trees will be planted in their place. The palm trees will also be replanted in various locations around the community to replace queen palm trees that have died.

To add color and a layering effect, over 120 bushes of gold mounds, petia crotons and society garlic plants will be installed. The area will be mulched. The contract for this work was awarded to Sanctuary Gardens, a nursery that planted over 20 Queen and Sable palms within the community in 2008.

The hope is that with the new plantings our visitors, friends and guests will be greeted by a prettier landscape that distinguishes our entrance from the rest of our homes.

Board Will Focus on House Leases

With the economy in such bad shape, several of our homeowners have taken to renting their property within the community.

Almost all of our renters are good neighbors who wish to be integrated into the life of Carleton Oaks. They follow our ACC guidelines and abide by the Rules and Restriction

tions imposed by our Covenants. Last year's board had to only deal with one recalcitrant renter who believed that rules did not apply to them. With the cooperation of the owner, that renter no longer dwells within this community.

Our documents require that any and all lease agreements between an owner and a lessee:

- be in writing
- provide for a term of not less than four months
- provide that the lessee be subject in all respects to the terms and provisions of our Declaration and that a failure to comply with such terms would constitute a breach of the lease agreement.

In addition our documents require that the owner, prior to the lessee occupying the premises, supply the Board a copy of the lease agreement, a signed application, a background check of the prospective tenants, and a small fee. Upon receipt and examination of these documents the Board usually approves the transaction. Without the issuance of an approval, the lessee may not occupy the premises.

A renewal lease signed by an existing tenant still requires that a new application and new lease be submitted to the board for examination and filing. The background check and fees are waived.

The Board has been discovering that there are several tenants presently living here that do not have a current lease on file as required by our Documents. The Board is asking your help. If you are a current tenant, please email licbob@comcast.net with the address of the unit and your name. If a lease is not on file, the owner will be contacted to submit it to the Association.

Correction

An article titled, Late Assessments that appeared in the last issue of the Clarion was incorrectly titled and thus misleading. It should have been properly headed: The Order of Application of an HOA Payment.

UPCOMING MEETINGS

Architectural Control Committee (ACC) Wednesday, May 6 -- 6 p.m. Carleton Oaks Clubhouse	Architectural Control Committee (ACC) Wednesday, June 3 - 6 p.m. Carleton Oaks Clubhouse
HOA BOD Meeting Thursday, May 14 - 7 p.m. Carleton Oaks Clubhouse	HOA BOD Meeting Thursday, June 11 - 7 p.m. Carleton Oaks Clubhouse

Please contact Rebecca Seelig at 630-7016 or email her at rebecca.seelig@gmail.com if you would like to add a story or tid-bit to the next newsletter.

