



**MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS**

The regular meeting of the Board of Directors was called to order on August 15, 2017 at 7:00 P.M. in the community clubhouse as set forth in the notice of meeting fixing such time and place. Notice of this meeting was posted on the community bulletin board forty-eight hours prior to the meeting.

Quorum verified by Board Members attendance as follows:

Present: Gary Goodenow President
Bill McDermott Vice President
Ryan waters Treasurer
Rob Brown Secretary
Mindy Franchell Member

Also in attendance: Homeowners Georgene Hesse, Wes Benwick , Lea Court, Marti Chapman, Tim Edwards, Lance and Katherine Townsend, Dennis and Donna O'Meara, Kim Holland, Randall Shoemaker and from **Marsh Landing Management Company:** Debbie Koteles.

Reading and approval of previous meeting minutes:

Bill McDermott moved the minutes for the Meeting of the Board of Directors on July 18, 2017 be approved as submitted. Mindy Franchell seconded the motion which carried.

Property Manager Report: Debbie Koteles presented the Management Report as submitted in the Board Packet. The Board requested the tree trimming in the community be extended to the trees in the rear of the community to include pruning the trees around the street lights. Also, it was requested the archway in the lanai needs to be cleaned and painted.

Old Business:

- **Traffic Enforcement:** Rob Brown presented the report discussing the peak times for JSO. The Board discussed courses of action for traffic control.
- **Food Trucks in Hampton Park:** Board members had requested that the Food trucks be cancelled for the remainder of the year (except for Dive-in movie night) Gary Goodenow moved that the board vote regarding the cancellation. Mindy Franchell seconded the motion. Four members voted to cancel the food trucks. Gary Goodenow voted to retain the previously approved food truck schedule. The vote officially cancelled the remainder of the food truck schedule for this year.
- **Gate Sentry:** Gary Goodenow reported there have been issues transitioning to the new visitor management system, Gate Sentry. It was noted the access control officers are having difficulty keeping the iPads charged. Ryan will speak to Michael at Gate Sentry getting new IPADS for the guards.
- **Tech Update:** Ryan Waters moved the Board upgrade the AT&T contract adding the AT&T fiber connectivity package. Rob Brown seconded the motion which carried.
- **Pool Security and Fencing Project:** The fencing project was discussed and reported the new fence was on order and once arrives will be installed. Security for the pool areas will be researched and discussed.
- **Survey:** Mindy Franchell stated the survey will be launched tomorrow.

New Business:

- **Landscaping:** Gary Goodenow discussed the landscaping contract with Precision Turf which has been in place for twelve years. Gary Goodenow reported the Board needs to do its fiduciary duty and reach out for bids for the contract. The Board requested a RFP be drawn up by the end of October 2017 for bids. Gary Goodenow stated reaching out for bids from other landscaping companies has nothing to do with the level

of performance from Precision Turf. The Board requested Debbie Koteles contact Presicion Turf as to why the annuals are not being changed out 5 times per year as requested.

- Fall Lighting Project: Gary Goodenow presented two proposals he obtained for a complete renovation of the entrance lighting. After Board review Mindy Franchell recommended placing the request on the survey for the owners to respond.
- Reader Board Replacement: Bill McDermott asked about the replacement of the reader board.

Floor Open for Homeowner discussion as time permits:

- Georgee Hesse questioned the chorine levels in the pool. Debbie Koteles will check with maintenance about the levels.
- Kim Holland addressed the Board stating in her line of work she has noted speed bumps will not solve the traffic problems in the community and having JSO in the community will not solve the traffic problems either. Ms. Holland requested data used by the association and the data will be provided as requested.
- Wes Benwick: reported on the Dive In Movie night stating there will be 3 life guards on duty and he is borrowing a back board and life guard tubes will also be available. Wes Benwick requested Debbie Koteles get with Weiser Security for an additional guard to be at the pool area from 7:30 till 10 pm to ensure order is maintained.

Board Adjourned: The Board adjourned at 9:20 PM. The next Board meeting will be on September, 2017.