

**Beneva Pines Homeowner's Association
Annual Meeting
October 16, 2014 -- 7:00 PM
St. Wilfred's Church, Sarasota, Florida**

Call to Order – Lisa Simpson called the meeting to order at 7:05pm.

Proper Notice and Verify Quorum – Anna Lea Matysek verified that a quorum had been met (21 households) per the sign-in sheets and the proxy forms submitted.

Board members in attendance: Anna Lea Matysek, Lisa Simpson, Jackie Bleile

Board members absent: Pat Crafts, Steve Lovinger

Proof of Notice per Florida Statute: It was verified that proper proof of notice of the meeting had been provided.

Reading of Previous Minutes: Lisa read the minutes from last year's meeting. A motion was made and seconded to approve the minutes. The motion carried.

Reports of Officers:

President, Lisa Simpson: The past year has run smoothly. The board had two face-to-face meetings during the year. Three fence requests were submitted to the board during the year. All three requests were ultimately turned down by the board because they did not meet the allowed fence guidelines in the Covenants documents.

When Lisa came onto the board several years ago there were five foreclosures in the neighborhood. Now we have no foreclosures; all of those homes have been sold and are occupied.

Lisa acknowledged several neighborhood volunteers, beginning with Jackie and Steve Bleile. She stated that Jackie does the bookkeeping for the HOA and has also found several ways to save money for the HOA, including the filing of the annual tax return, the rent on the room for the annual meeting, the landscaping in the common areas and the maintenance of the common areas. Steve has begun ordering replacement lights from Amazon and replacing them himself (instead of paying a contractor) at the neighborhood entrances.

Lisa also thanked the other board members, Anna Lea Matysek, Steve Lovinger, Pat Crafts, and Jim Hoffman.

Committee Reports

Landscaping committee, Steve Bleile: Steve has been overseeing the Beneva Road entrance island and the Proctor Road entrance. The sod that was installed a couple of years ago is doing well. The oak trees at the Beneva entrance need to be thinned out. The irrigation system at that entrance doesn't have enough pressure for the number of heads required. This problem was discovered a couple of years ago but would have required tunneling under the road. Steve has found a device, a type of switch that allows two valves to operate on one wire, so electrical work will not be necessary.

The hedges are healthier than they were a few years ago. They've been fertilized. He is still not satisfied with the shearing of hedges, even after trying a couple of different contractors.

The plants are healthy at the Beneva entrance island. A contractor, Leslie Williams, trims them on a monthly basis. Steve will be looking at micro-irrigation in that area. As an FYI, Steve informed everyone that micro-irrigation is allowed every day (not just once a week) per Sarasota County rules.

At the Proctor Road entrance, the corner where the landscaping is located is not getting enough water. Steve found some old HOA documents that indicated that the HOA had previously arranged with the homeowner at 4801 Huntleigh to do irrigation improvements. A separate zone was installed there. Steve is going to follow up on that.

The landscape lighting in the common areas is being self-managed by Steve and is working out well.

Landscaping committee, David Alvarez: David Alvarez reported that HOA members have expressed concerns about the condition of the pond including excessive lily pad growth; excessive brush growth along the pond's edge; and excessive growth at the outflow. Jackie contacted two vendors. Longboat Aquatics currently treats the pond. They said that the lily pads are not excessive and provide benefit to the pond. Removal could be achieved if the HOA desires. Chemical treatment can be used to kill the lily pads. Cost per treatment is \$360. One treatment this year, another treatment next year to kill roots.

Lake Doctors said pond is fine as-is; he does not recommend removing lily pads. Completely eliminating all lily pads would not be recommended. Selectively killing the lily pads would be the same cost as what we pay currently to Longboat Aquatics.

A sense of the audience was requested for three options:

- Kill all lily pads with chemical treatment: 1 vote
- Selectively kill lily pads with chemical treatment: 12 votes
- Do nothing: 0 votes

Discussion was that currently 50% of the pond is covered; the audience felt that 20% is an acceptable level. The board will pursue this option at the next board meeting.

Neighborhood watch committee – Liz Berg: The neighborhood had three bad burglaries over the past year. In two cases they occurred in the middle of night. The burglars entered garages through the garage side doors. One home was also entered. Items were stolen from both homes. This past month another theft occurred in the middle of the day; a bicycle taken from an open garage (around 7:30pm while it was still light out).

Soliciting is not allowed in the neighborhood. Liz reminded everyone not to open your door to solicitors.

She also suggested that homeowners not put trash out early; it signals that they're not home. Anna Lea Matysek also suggested that the HOA newsletter be mailed instead of hung on mailboxes or doors, because it also signals that the homeowners are not home if it is not picked up right away.

Nominations and Election of Board Members

Three candidates filed Intent-to-Run forms and were present at the meeting: Jackie Bleile, Gudrun Novak, Bill Hatfield. Lisa Simpson stated her intent to step down from the board, citing time constraints. The three candidates were elected by acclamation.

Presentation of 2014-2015 Budget

Financial report, Jackie Bleile: As of Sept 30, there is \$8,000 in the bank account, and accounts receivable of \$2,000. Two homes did not pay their HOA dues over the past year. One is in pre-foreclosure, the other homeowner has financial issues due to medical bills. Also one home has a fine still on the books from years ago. We collected several years' worth of past dues from another home that had previously been in foreclosure.

Jackie stated that the HOA must now carry a crime policy for person maintaining the HOA books; this is a Florida requirement. Beyond that most expenses were in line with the budget.

2014-2015 budget, Jackie Bleile on behalf of Steve Lovinger: The 2015 budget includes a lot of landscape maintenance. The oak trees, crape myrtle, and viburnum at the Beneva Road entrance all need to be pruned; this needs to be done about every five years. The proposed budget includes pond maintenance (as was reported in the Landscape committee report) and trimming of overgrown brush along the pond's edge. The plan is to use \$4,400 of the HOA reserves for the 2015 budget.

Liz moved that \$100 of budget be given to the Bleiles in the form of a gift card as a thank-you gift for their prior service to the neighborhood.

Vote on Carry-over of 2013-2014 Budget Surplus: It was moved and seconded to carry over the prior year's funds.

Vote to approve the 2014-2015 budget: It was moved and seconded to approve the budget. The vote passed to approve the 2014-2015 budget.

New Business:

Someone mentioned the church on Beneva that is just south of, but adjacent to, the Beneva Pines neighborhood. The church has new tenants. Residents whose homes border the church's property said that the church sometimes allows its grass to get too long. Also, three Beneva Pines homes have fences in their back yards that border the church's property and at least one of those fences is in disrepair. It is not known whether the fences belong to the homeowners or to the church.

Adjournment: It was moved and seconded to adjourn the meeting. The vote passed.