

GRANDEFIELD AT POLEY CREEK HOMEOWNERS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
April 24, 2019

Pursuant to duly given notice, the Board of Director's Meeting for Grandefield at Poley Creek Homeowners Association Inc., was called to order by President, Jack Mendell at Sun & Fun- Aerospace Pavilion-4175 Medulla Rd. Lakeland Fl, at 6:33p.m., on April 24, 2019.

Establish a quorum- Directors present: Jack Mendell, Gordon Coates, Everton Spencer, Robert Cone, and John Leenhouts. Also Present was EnProVera Property Advisors CAM Managers, Katie LaMantia.

Approve Meeting Minutes of the Board of Directors Meeting: February 5, 2019

Motion was made to approve the February 5, 2019 meeting minutes by John Leenhouts. Everton Spencer seconded, and it was unanimously approved.

Presidents Report: Jack Mendell reported

- EnProVera has provided quality vendors for the communities needs.
- All SWFWMD concerns with Ponds 2-5 have been resolved.
- Hulbert Homes is only building on lot 57. EnProVera is contacting Hulbert Homes to mow plot 56 which is overgrown.
- Educational Classes for the HOA Board have been completed.
- Community Infrastructure is being documented. (Water System, Gate System and Electrical System)
- Architectural Review Board Process is going well.
- Surveillance Camera Signs at the gate.

Managers Report: Katie LaMantia reported that the SWFWMD recertification has been completed. There are four new members in the Grandefield Community. As of April 23, 2019 accounts receivable is \$6253.95. There are still 5 homeowners who owe for 2019 assessment and 5 homeowners who owe for 2018 Special Assessment. Motion was made to send these homeowner to the attorney after May 18, 2019 if no payment is received by John Leenhouts. Gordon Coates seconded, and it was unanimously approved.

Treasures Report: Everton Spencer reviewed the financials and current expenses for Grandefields first quarter.

Committee Reports:

- **Beautification Report:**
 - Two Beautification days have been completed
 - Entrance
 - Pressure wash curbs, sidewalks, and bricks (vendor)
 - Trim Bushes
 - Trim Trees and remove moss

- Pick up litter
- Fix any issues with decretive fence
- Install Coach light
- Planted Roses
- Fixed gate hardware
- **Park**
 - Pressure was sidewalk and curbs
 - Trim Trees

Total 2019 Budget: \$1500- Current amount spent: \$586.77

New Business:

1. **Deed Restrictions:** The Board of Directors discussed the list of current violations. The board is meeting with an arborist to have a list of trees put together that will cause the least amount of damange to the sidewalks. All curves in sidewalks must have a tree in place. All other deed restricition violations will continue to be handled with first, second, third letter and then fining notice.
2. **Road Depression-** Waterstone way: Board asked Katie LaMantia to contact AAA asphalt to obtain a quote to have the depression repaired as well as an area on Grandefield Circle.
3. **Fining Committee:** Motion was made by Jack Mendell to move forward with the process of a fining committee. Everton Spencer seconded and it was unanimously approved.

Member's Concerns and Questions: One member had a question regarding the app for the community. Jack Mendell offered to help her set it up after the meeting.

There being no further business, the Board approved to adjourn the meeting at 7:56 p.m.

As prepared by:
Katie LaMantia
Managing Agent

Secretary Signature of Approval