

PLACID LAKES HOME AND PROPERTY OWNERS ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING MINUTES
TOWN HALL
Monday, December 12, 2011 7:00 – 9:00 pm

Meeting called to Order at 7:04 pm by President Sam Bliss

Board members present: President, Sam Bliss; Vice President, Dick Greider; Secretary, Pam Brewer; Treasurer, Seldon Bailey; Diane Yeager, Eugene Longo, Bernice Lambert, Mike Heselton, Phil Grayber, Tom Brown, and Kevin Johnson

President Bliss led the Invocation and asked Dick Greider to lead the Pledge of Allegiance.

Sam Bliss thanked Bernice Lambert and Bonnie Bailey for all of their work in planning and preparing the Christmas Party.

Sam Bliss announced that there were information packets available that the members can pick up after the meeting.

The President asked the Secretary for a determination of a Quorum of the Board. The Secretary announced a Quorum present of both board members and membership.

The minutes of the previous Membership Meeting were provided to all attending. **Don Voltz moved to accept the minutes. Richard Trumble seconded. Motion carried.**

1. President Sam Bliss introduced County Commissioner Chair Jack Ritchie. Commissioner Ritchie gave the members an update on the commission. Mr. Ritchie told the members that we have a self motivated Homeowner's Association and the county appreciates that. Mr. Ritchie said that the County does not have much money and will have less next year. He is a member of a work force board of six counties that is working to bring jobs to their counties. They need the approval of the Governor to proceed. Jim Turvey asked if the next phase of the Sebring Parkway would affect the regular road paving program. Mr. Ritchie said that both are to proceed as scheduled.

Two attending members asked Commissioner Ritchie about the long length of time to establish an office manager position for the Association. Mr. Ritchie said that he will put it on the Commissioners January agenda. Keith Loweke asked about the levels of the canals. Mr. Ritchie and Kyle Green will be meeting with one of our board members to look at the canals, but said that the problem is cyclical in nature and the only real solution is more rain.

2. President Bliss introduced Mathias Hutzenlaub who is the owner of Caleus LLC. This is the security agency that that was approved by the County Commissioners to provide security for the Placid Lakes Subdivision with funds provided by the Placid Lakes Special Benefit District. Mr. Hutzenlaub lives in the community and is looking forward to providing the security for the subdivision.

3. Financial Reports

A. Placid Lakes Special Benefit District Report: Seldon Bailey provided copies of the report to the members and asked if anyone had any comments or questions. Jim Turvey asked if there were any expenses budgeted to come from the approximate \$350,000. Seldon said the usual light expenses and the contract expenses but that additional funds will be added also. A copy of the report is attached to the written minutes.

B. Association Financial Report. Seldon Bailey provided copies of the report to the members. There were no questions or comments. Copies of the reports are attached to the written minutes.

4. New Business

- A. **Election Committee:** Dick Greider reports that there is only one term expiring. Diane Yeager's term is done and she does not want to run again. The election will be the February Membership Meeting on Monday February 13, 2012. Anyone interested in serving on the board should contact Dick.
- B. **New Service Contracts:** Sam Bliss included this information in the packets to be picked up after the meeting. Sam Bliss reports that there will be an addition to the mowing contract for upkeep of the irrigation systems. Sam Bliss also has an estimate of work to remove some of the palms and replace them with oaks at Island Parkway.
- C. **Funding Requests Highlands County Administration:** Sam Bliss reports that these have been slow to happen but the board continues to work to see the requests through the process.
- D. **Firewise Program Spring 2012:** Sam Bliss reports that we have renewed our membership in the Firewise Program by submitting a report describing the Association's Firewise programs.

5. Board Reports

- A. **Membership:** Kevin Johnson spoke about a two day membership drive planned for January 20 and 21, 2012. This will be a focused campaign to recruit new members. There will be signage on Placid Lakes Boulevard to encourage membership. Sam Bliss showed the bumper sticker that will be given to new members and said anyone renewing could also receive one. Mike Heselton reported that we are now receiving membership applications for the year 2012 and had recently received 42 renewals for 2012.
- B. **Beautification and Preservation:** Diane Yeager reports the Adopt-A-Road program may not be available but suggests a Community Pick-up. We can arrange with the county to provide a dumpster in a specific area. The suggested plan would be volunteers for two hours on a Saturday two to three times a year. She encouraged the members to volunteer their time for such a project.
- C. **Lakes and Canals:** Dick Greider updated the members on the progress of the Lake August Boat Ramp. The county has purchased the lot and is working on the proposed parking and retention areas. Phil Grayber announced that there would be a meeting January 30, 2012 at 7:00 p.m. for people interested in the canals. Phil Grayber had a proposal that Steve Whitworth had received for dredging Catfish Creek between canals 10 and 11. The dredging cost is \$3,600 and \$2,500 to haul the material away. A member had a question about the county spraying of the canals.
- D. **Roads and Lighting:** Seldon reports that the outside night light at the Town Hall has been replaced and is working properly.
- E. **Security Contract:** Sam Bliss reports that the contract will be finalized tomorrow at the Highlands County Commissioner's meeting.
- F. **Club Reports:** Bernice reports that there will be a Garden Club meeting Monday January 9, 2012. They will be painting pots and planting them. There is no Monday noon bridge club. Bonnie Bailey reports that they have had 17 people on Wednesdays for line dancing. Crochet is on the second and fourth Fridays from 1 to 4 p.m.
- G. **Audit Report:** Tom Brown announced that the Association audit showed all balances correct.
- H. **Web Page:** Sam Bliss stated that the Standing Rules had been revised by adding Standing 16. The new Standing Rule provides budgeting and expenses guidelines related to Special Events. The new Standing Rules are available to member of the Association and will be displayed in Town Hall and will be posted on the web.

6. Member Questions and Comments

Effie Voltz had a question about the Rummage Sale. The Rummage Sale will be Saturday February 18, 2012 beginning at 8:00 am.

Jim Turvey had a comment about Tract J. He would like to see it developed for some recreation purpose.

Another member had a question about grape vines and overgrown brush on many vacant lots in Placid Lakes. Sam Bliss explained that the Highlands Code Enforcement Office has been working on many complaints and are doing their best to clean up unsightly lots.

Sam Bliss presented Christmas cards containing a gift for the volunteers present: Bonnie Bailey, Joyce Briskie and Mike Heselton.

7. **Drawing For Christmas Gifts:** There was a drawing for a gift certificate to the Caladium Co-Op. Mike Heselton provided two additional gifts that were storage thumb drives for computer systems.

NEXT GENERAL MEMBERSHIP MEETING

Next Membership Meeting **Monday February 13, 2012 7:00 to 9:00 p.m.**
The Election of Board members will be at this meeting.

Sam Bliss asked for a motion to adjourn.

Don Boulton moved to adjourn. Pete Injasoulian seconded. Motion carried.

Meeting adjourned at 8:30 p.m.

Respectfully submitted, Pam Brewer, Secretary