

DESERT SHORES RACQUET CLUB HOMEOWNERS ASSOCIATION
MINUTES
BOARD OF DIRECTORS MEETING
March 29, 2018 at 6:00PM
Community Sail Club

A Regular meeting of the Board of Directors of Desert Shores Racquet Club Homeowners Association was held on March 29, 2018 in accordance with the By-Laws. The meeting was called to order at 6:00 PM by President Vincent Pagone.

I. Board Members Present:

President	Vincent Pagone
Vice President/Secretary	Jennifer Metzger
Treasurer	William Smith

Board Members Absent:

Others Present: Thomas Kelly, representing management (FCCMI), Leo representing Landscaping, Paul and Ari, representing G4 Security

II. Homeowner Comments: Three (3) homeowners present.

III. Minutes: William Smith made a motion to approve the March 29, 2018 Meeting Minutes contingent the corrections are made on February 22, 2018 Meeting Minutes to remove the word planning as it was a regular meeting, and for Section 6 to add the word nutritious, as well as remove the board meeting for May 31st. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

IV. Financial Business: William Smith made a motion to approve the February 2018 Financials. Jennifer Metzger seconded the motion. The floor is open for discussion. The floor was opened for discussion. The question was called, and the motion was unanimously approved

V. Management Report: Management will be discussing report throughout the meeting.

VI. Landscape Report: Leo representing Landscaping indicated fertilizer is being laid over the next 3 days of 80-degree weather. Leo indicated he gave the Board a proposal for the roundabout from Arbor Day and has a second proposal to finish the front entrance to pull up the granite rocks and finish up the focal points.

William Smith made a motion to approve the bid from Earth green for the removal of existing chunky rock material border, installing new chunky rock

material, and re-installing existing chunky rock material for border edges, and any other corner focal point with the same existing chunky rock color contingent the bid include plants and does not exceed \$6,500. With no other members of the board seconding the motion, the motion fails and does not pass.

The board consensus to request more details on the what plants are being included in the proposal and what the closing price will be for the project.

William Smith advised the budget for the front entrance has increased due to the removal of dead/inert soil and construction material in the ground and the soil had no nutrients. The soil had to be dug out and nutritious dirt was put in, overall being a more extensive repair for the 30-year-old irrigation system than had been anticipated. William Smith made a motion to approve a variance not to exceed \$2,000 from original \$13,000 budget for front entrance. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved

VII. Security Report: Paul representing G4 Security reported this month was 37 calls for service, 1 parking vehicle violation, 4 police reports.

Management suggested to annotate how many calls for service are voicemails. The board advised there was an incident where a guard failed to report an IR and the board requested the monthly report and crime report from G4 Security be updated with accuracy and more detail, as well as include crime reports in surrounding areas. The Board also requested G4 Security Management support and train their staff on the weekend to ensure they are doing the same quality work as being done throughout the week.

VIII. Desert Shores Representative Report: Carol reported that the Desert Shores Master Association is in the next six weeks rejuvenating lagoon area to eliminate areas where drainage wasn't so good , reinstalling sod and upgrading irrigation, replacing fencing and installing a new style of fence , extended basketball courts to have 2 baskets, replacing picnic tables and trash containers, remodeling bathrooms and club house as well as the play areas will be getting a new canopy and new surface. Carol advised there is a 10-year plan for rejuvenating the landscaping. Carol reported in February the Board approved \$150,000 for new aeration systems for all the lakes and are currently restocking and stocking Madison and Sara with two types of endangered species of fish. Carol reported all entrance way signs to the community sign will be replaced to match other existing signs in the community.

IX. Architectural Committee Report: Absence of volunteers for ARC committee, the Board is now the acting committee until a new committee is formed.

X. Social Committee Report: Paula from the Social Committee indicated the Pool Opening Party was a success and she will speak to the social committee to see

who is available to volunteer for the Kentucky Derby & Cinco de Mayo event on Saturday, May 5th. The board also indicated possibly rescheduling Arbor Days in April due to absence in social committee.

XI. Unfinished Business:

- A. Sail Club Lighting Project:** The board advised would like to have this project complete by June 30, 2018 to receive reimbursement of \$2,100 city grant fund to be used for this project.
- B. Open bid board vote-**The Board received a bid from ISG for the Sail Club Lighting Project for \$12,045. The board also received a bid from Orange County Night Lights for the Sail Club Lighting project for approximately \$7805-9,200. The board advised would like to have this project complete by June 30, 2018.

Vincent Pagone made a motion to approve architectural lighting for Sail Club Lighting Project not to exceed \$12,000 and table these bids to chose either the bid from ISG or Orange County Night Lights. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved

- C. Approval of Planning meeting minutes-** William Smith made a motion to approval the 9 planning meeting minutes. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

XII. New Business:

- A. Landscape plans 2018:** Leo, representing Landscaping advised Melissa, representing Earth Green will be on cite on Saturday at 10 A.M and will also be doing a drawing on the front entrance.
- B. Arbor day planting (Friday, April 27, 2018):** The board advised will be cancelling Arbor Day Planting and will be focusing on Kentucky Derby.
- C. Management Contract:** The board advised a public notification of searching for a new management contract. The board indicated key issues of having an onsite community manager once a week at the Racquet Club to talk with vendors, deal with keys, transmitters, do walk-throughs, etc. The board indicated forming a search committee to be responsible to identify three management companies to vote on. The board advised would like to have three recommendations by the next board meeting, April 26th to go out for bids and potentially have a new management contract by July 1st.

A homeowner present indicated would volunteer to be a member of the Management Search Committee.

Vincent Pagone made a motion to pursue the review for a management company as presented. Jennifer Metzger seconded the motion. The floor was open for discussion. The question was called, and the motion was unanimously approved.

XIII. Upcoming Board Meetings: (All meetings will be held on Thursday in Sail Club at 10 A.M. unless otherwise indicated)


April 26th- Board & Annual Meeting

**XIV. Upcoming Planning meetings at FCCMI office: (All meetings will be held on Thursday in the FCCMI Office at 10:00AM unless otherwise indicated)
March 22nd, April 19th**

XV. Homeowner Forum: A homeowner present made a comment on the financials and reserves study. A homeowner present made a comment on the G4 Security schedule.

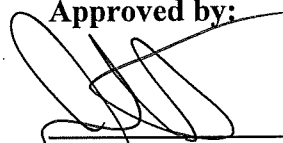
XIV. Adjournment: With no further business to be brought forth to the Board, Jennifer Metzger made a motion to adjourn the meeting at 7:25PM. William Smith seconded the motion.

Submitted by:



Thomas R. Kelly, CAM
Community Association Manager

Approved by:



Jennifer Metzger
Vice President/Secretary