

**BUILDING & GROUNDS COMMITTEE
JANUARY 16, 2014**

MEETING MINUTES

1. 10:00 A.M. ROLL CALL: Present were Gloria Stark, Charlie Worden, Diane Young, Dan Mahoney, Ken Robert and John Tarnowski. Absent were Scott Hollstadt and John Lancia. Also in attendance were Ina & Ben Stark, Joe and Joyce Kent, Betty and Jack Jett, Larry Dobson, Helen and Glen Petty, Fran Dickey, Kathleen Lapcinski and Sharon Williams.

2. SAFETY COMMITTEE REPORT
Ken Robert reported that Dan Mahoney had requested to be placed on the Building and Grounds Committee whereas he was only Chairman of the Safety. Chairman Robert agreed that Dan become a full member of the Building and Grounds Committee.

The request to trim the hedges on the South side of the Park entrance was discussed. Prior to the meeting, six members of the Committee and the Park Manager met at the entrance to the Park to review the request. It was unanimous that we all felt there was a sufficient line of sight to the right. It was explained that the coco plums were selected as the preferred landscaping when presented to the Park residents. The plan is to allow the coco plums to grow in height and fill in to serve as a visual and noise barrier for the residents along Outer Drive. After the cold season, they will be trimmed to encourage vertical growth. We will continue to monitor this concern in the future and take action if necessary.

3. SEWER PROJECT UPDATE
Again, the change of contractors was explained and it was announced the new contractor, Low Sewer Services, LLC, will begin completing the project the third week of January. No additional costs will be incurred.

4. DOCK APPLICATION UPDATE
No change; awaiting agencies approval. A new submerged land lease plan has been developed; however, changes are necessary before it can be submitted for approval.

5. Vegetation between lots #165 and #168.
The Committee voted unanimously to send a letter to Mr. Lewis indicating the

concerns of Mr. Usher, #165. A draft letter will be submitted to the Park Manager.

6. LANDSCAPING CHANGES

Prior to the meeting, the Committee visited the common area flower beds around the Park. It was agreed that the first priority should be the Park entrance and the Office planter. The Committee agreed on the removal of certain trees and bushes and

- 2 -

developing another stone bed with curbing near the sewer lift station. The Committee

then toured the Park deciding what type of smaller replacement plants should be planted in these common area beds. As a result, we have a plan to renew and beautify

these beds. Trees and plants to be removed will have orange ribbon tape placed around them.

7. BUDGET COMMENTS FROM COMMITTEE MEMBERS

Ken Robert brought up three items he would like to see addressed in the next year's budget: 1) overhaul of the John Deere tractor. The clutch and hydraulic system definitely need work. A tractor mechanic should tell us what else should be addressed.

2) Money to hire a contractor with a long-reach lift to trim the mangroves. The entire

project would be out-sourced. 3) Consider hiring or contracting a gardener a few days

a week to be dedicated to landscape maintenance.

8. OTHER MAINTENANCE ISSUES

From the December 2013 Board meeting, there was a request to replace the refrigerators in the kitchen. The refrigerators have been monitored for three weeks and are operating well within safe temperature ranges; freezers are working properly and ice makers are producing ice. There are no immediate safety concerns. The Committee agreed that while the refrigerators are working properly, should an economic opportunity arise whereby the Park could benefit from a bargain which would satisfy the needs of residents, we will canvas the Board members to solicit their thoughts on whether to purchase new units.

9. QUESTIONS AND DISCUSSION

A few residents are still unsatisfied with the appearance of the common areas and the upkeep of some residential units.

10. The next meeting will be February 3, 2014 at 10:00 A.M.

The meeting adjourned at 10:50 A.M.

Respectfully submitted

Ken Robert
Chairman Building & Grounds Committee