

Is is only Eagle Point Building and Grounds Committee Minutes

for Monday 7/10/17

Present – John Tarnowski, Park Manager Committee Members – Mike Jensen, Diane Young, Carmen Ciancio Park Residents – Sharon Williams, Helen Petty

Meeting convened at 10 am

Mike updated the committee on the following –

- 1) Efforts to get a 2<sup>nd</sup> quote on the railing installation for the steps by the new grill area. A vendor was scheduled to come on on Fri 7/7 but had to cancel due to illness. Mike will follow up to reschedule.
- 2) Research as to the cost of making EP a gated community. The vendor Mike contacted suggested that we start with the Punta Gorda Building Code Dept as there are requirements for the number of cars that can be backed up at a gate without impairing the flow of street traffic. That number is based on the number of units in a community. There is also a requirement that we have an area where vehicles that are denied entrance can be turned around. Mike stressed that this is only research in preparation for discussion in the Fall, not an indication that any decision has been made on the topic. He will follow up w/ the city code people before recontacting the vendor.
- 3) That same vendor handles camera security systems and will follow up w/ Mike to get us a 2<sup>nd</sup> quote on possible camera systems, both at the entrance and at the boat docks.

John Tarnowski reported that a part is on order to repair the Park's non-potable water system and repairs should be complete by Fri 7/14.

Sharon Williams asked that mowing crews be asked to clean up behind themselves when they have lunch in the new swing area by the horse shoe pits. There has been a problem w/ litter. John Tarnowski will follow up.

Helen Petty voiced concern over the length of grass at some homes in the Park. That lead to a proposal b Carmen that the Park ought to consider

requiring all the mowing in the Park be done by one company and the cost passed along as part of the quarterly assessments. It was felt that those who currently cut their own grass (and in many cases fertilize and water it on a regular basis) would be opposed to such a mandate. No resolution was reached, other than the idea that the Board ought to require all mowing companies or individuals to mow not less than every 2 weeks, at least during the rainy season. Mike will forward those thoughts to the Board.

Helen Petty asked about the status of the survey on the north end of the park and projected fence replacement. Joh Tarnowski said that the survey still needs to be signed by the surveyors in order to be official, but it says that the line is basically where the fence is now. Once the document is signed, the Board will have to decide if they want to move forward with engineering plans to address drainage issues on the north side of the Park before doing anything w/ the fence. Any project in that area that is in excess of \$10,000 would have to be voted on by the EP shareholders.

Carmen raised the idea of developing a maintenance schedule and equipment inventory. He and Bill Garlow will work on that when Bill returns in the Fall.

Carmen also reported on research he has done relative to a leaf vacuum. He has been unable to get any company to come out and do a demo thus far. He will continue w/ those efforts.

The next meeting of the committee will be Mon 8/7 at 10 am.

Meeting was adjourned 11:20 a.m.

Mike Jensen, Committee Chair