

Kirbywoods Property Owners Association

Board of Directors Meeting

Thursday May 30, 2019

1200 Pinewood Ln.

7:00 PM

Regular Meeting Minutes

I. Call to Order 7:03

II. Attendance/is there a quorum present? Y

- a. Jon Hall – President -Y
- b. Ken Dwyer – Vice President
- c. Robert Sladek – Secretary/Webmaster Y
- d. Alice McCalla – Treasurer Y
- e. Ross Paternoster – Director Y
- f. Theo Presswood – Director
- g. Darcy Loerch – Director

III. Visitors

Discussion Topic

Robyn Cortinas

- Entrance Signage Robyn to submit bid for letter replacement, Proxy for Neighbor

Jim Muras

- Flagpole 1023 Pinewood.
- 832 Live Oak Boat.
- Sidewalk repair –

**ACTION: Amanda to setup to town hall with city and commissioner at city hall (Jon and Jim to brainstorm).

- tree trimming violations.
- Landscaping needs to continue to be a priority.

IV. Approval of Agenda

V. Approval of Minutes

a. April 2019 minutes

a.i. Rob motion to approve, Alice 2nd, all in favor

VI. Financial Report

- a. Report presentation – Alice McCalla
 - a.i. Have not had the report to review until today
- b. Outstanding invoices – Any for discussion – none
 - i. Strong room – Jon and Alice to have access.
 - b-ii. Town Square – Amanda to get Alice and Rob access. – Completed
- c. Delinquencies (Specifics to be discussed in Exec Session)
- d. Discussion

VII. Old Business/New Business

a. ACC – Report

i. Discussion of Committee – Standing Committee

- 1. Board Liaison – Jim Muras – no requests but we would like to see one for the flagpole.

****ACTION:** Amanda to send him a letter once confirming the latest state requirements

- 2. Committee Members – Janice Hall, Dave Stoops

ii. ACC Requests

b. Review “action items” list.

****ACTION:** Jon to sign engagement letter with Sudi and Fish.

c. Common Areas

i. Pool House – None known at this time.

ii. Swimming Pool

- 1. Possible repair of south strainer ?

iii. Electrical

- 1. None known at this time.

~~1.~~ 2. South Pool Light out –

****ACTION:** Amanda to get with GC to repair and check the pool and restrooms before the party

iv. Club house

- 1. Remodeling of club house to accommodate storage – on hold until 2019. Rob Adamas plan? Rob Sladek’s plans?

~~1.~~ 2. Need to consider storage and kitchen together and make a decision by October so monies can be budgeted

v. Tennis Courts

- 1. Suggestion: add wind screens and a backboard.

a. Windscreen – north and south ends only is \$1380.54

b. Backboard – 10x20 installed \$3,600.

a-c. Electrial outlet intstallation - \$1225

****ACTION:** Rob to scan in estimate and send to BOD.

vi. Sprinkler system status – Report from Theo

- 1. Update –

2. Theo still hasn’t addressed leaking sprinkler.


4.3.Landscaping plan – Theo to resend.

- vii. Camera Installation
 - 1. Up and running, retention time 30 days.
 - viii. Landscaping to camouflage control box. Requested Theo to give us a proposal. Theo provided proposal to Ken at annual meeting. Alternate bids?
 - ix. Management of flower beds at trees at corner of Pinewood and Kirbywoods Dr.
 - x. Side walk repairs – (No update).
- d. Website
- i. Posting of minutes – Status
- e. Resolutions – Key resolution to be adopted.
- f. Other Topics
- i. TownSq – (Associa) – no news about KW
 - 1. Account sign-up?

VIII. Adjourn regular meeting

- a. Dismissal of visitors
- b. Proceed to Executive Session.
- c. Adjournment Time 8:25pm
 - i. Rob motioned to adjourn, Alice 2nd, all in favor

These Minutes were reviewed and approved
by KWPOA BOD on August 22nd, 2019



Jon Hall: President (2019) 8/22/19
Date