

## GLADES OWNERS ASSOCIATION MEETING October 18, 2007

In attendance: Cavaleri, Friess, Clements, Cox, Easter, Lloyd. Owners - 4. Meeting called to order by Cavaleri, president.

Glades Holiday Party will be held Dec. 1, 2007, At Breakers restaurant. Cost will be \$25 per person and there will be a choice of three entrees. Fliers for this event and for the caroling event will be mailed to each owner. If we can have reservations for 150 people The restaurant will be closed to the public and be for us only. The caroling event will be held Dec. 9, 2007. It will be open to all residents. Transportation can be any method not just golf carts. Each participant and resident is asked to donate an new unwrapped toy for donation to West Bay or Hutchison Elementary schools.

Renderings for the renovation of the entrances have not been completed. They should be done by our next meeting, Nov. 15<sup>th</sup>. We have budgeted \$1000 for these renderings but the fee will probably be closer to \$500. When the work is to be done Hombre Golf Club will pay part of the costs for Back Beach Rd. entrance.

Grand Heron entrance is open at this time. A letter was sent to the city council by Cavaleri requesting the closure of this entrance. This was denied. Perhaps at a later date the issue will be revisited. Easter, as liaison to the city for this board, attended a meeting and requested that this entrance remain open. The residents in this area have not been polled regarding this issue. Several of the residents do not want it to be closed. When the construction is further along the construction company wants to close only one side at a time. Lloyd has spoken with Al Short about this and states perhaps both sides of the road should be closed at that time to prevent accidents or a traffic back-up. There is a difference of opinion as to the feelings of the owners. If Beckrich is slow drivers will cut through our community and probably be speeding. It would be a real inconvenience for those living in this area. There is already an increase in the amount of traffic through our community. Trash has increased as well.

Easter wishes to make comments and requests that they be included in the minutes. The CRA meeting showed that there will be a temporary road for Beckrich traffic while the new road is constructed. He feels that there will not be a back up of traffic on Beckrich. If that does happen he will take action with the city. Closing the entrance would be a great inconvenience to residents in that part of the community. The letter to the city mentioned earlier was not discussed by the board before hand because we were not aware that it would be necessary. The need for the letter was discovered at the CRA meeting. And it was necessary to take action before the next board meeting. Some of the owners feel there is not a problem leaving the entrance open until there is a problem with traffic in our community. Perhaps the road should be closed at that point of a police officer could be stationed there to deter speeders. Using an officer permanently would be nearly impossible. The general feeling is that if a problem develops the road should be closed.

The residents of Tierra Verde II have asked us to consider their joining the Glades II association. Perhaps they could be part of the overall Glades association be separate as is Glades II. This would be necessary because of the need for them to maintain their roadway. It would be difficult to collect dues from the owners of those properties. It would probably take a vote of the entire Glades membership to allow them to join our association. If they were to join Glades II the increased revenue would allow for a balance budget for Glades II. The gates for their road may not be operational. Motion to decline admission of Tierra Verde II to Glades II made by Easter. 2<sup>nd</sup> by Friess. Motion carried with 1 abstaining.

Motion to approve minutes of the August 16, 2007 made by Friess. 2<sup>nd</sup> by Cox. Motion carried with 1 abstaining.

Friess distributed copies of the treasurer's report. All owners have now paid their dues. The home which was reposed has been sold. The homeowners at 225A S. Glades Tr. have paid a full year dues as is customary for new construction. There are sufficient funds to fund the necessary items for the completion of the year. All outstanding bills have been paid. The large amount remaining in the treasury is earmarked for several projects. Our checking account does pay interest on our account. It is felt that the legal fees entry of the P&L should be listed entirely in Glades I. Motion to accept treasurer's report made by Lloyd. 2<sup>nd</sup> by Clements with 1 abstaining.

Lloyd states that it was difficult to find the problem with the electric source for the lights near the mailbox area. The light fixtures in the area needed repair. They were rusted and broken. The construction at Beckrich entrance has damaged the landscaping and the well may also be involved at a later date. The city has said they will repair and/or replace any damage caused by the construction. We must be sure to replace the rocks to avoid trucks and school buses making U turns in that area. The mowers damaged one of the sprinkler heads but herb-a-flex repaired that. The innermost area at Back Beach Rd. has no lights at this time. A service person has been called. The shrubs will be cut lower to enable golfers crossing the road to see oncoming traffic. Construction trucks at 225A S. Glades Tr. have damaged the pole there. It has been repaired by Mickey Mabry. At this time the electricity is not connected. There are no meters at this time. This will be taken care of. Drainage ditches are backing up. They all need work. The golf course and the city will work on this problem. Because it must be cut by hand work must be postponed until snakes begin hibernation. Most of these ditches belong to the golf course. The city is planning to do some more drainage improvements. Several owners in Glades II have concerns about the condition of the fence north of 225A. Motion to accept this report made by Easter. 2<sup>nd</sup> by Clements. Motion carried with 1 abstention.

Cox's committee has approved 1 fence, 2 new roofs and 1 new paint job. Letters have been sent and visits made to owners not in compliance with the covenants. Glades Turn seems to have a problem with many cars parking on the street and in driveways. Dogs are still out without a leash. We need to know specific times when this happens in order to notify Animal Control. These people need a letter of complaint in order to monitor this situation. Cox will draft this letter and then we will proceed from there. Motion to accept this report made by Lloyd. 2<sup>nd</sup> by Friess with 1 abstention.

Meeting room has been reserved for the annual meeting for Feb. 10, 2008. Cost will be \$150. Any additional equipment will incur additional cost.

G. McNitt, owner, feels that the final 2006 figures of the treasurer. Have been changed since the initial report. Three items were incorrectly charged and they have been changed. Totals on the printed report are not accurate. Friess has offered to permit anyone who wishes to inspect the records. Motion to adjourn made by Lloyd. 2<sup>nd</sup> by Cox with 1 abstention. Meeting adjourned at 8:05PM.