

Grand Park North Community Association (GPNCA)

Design Advisory Board (DAB), Meeting Minutes of April 18, 2019

Purpose & Discussion:

The Design Advisory Board (DAB) held its regular meeting for the purpose of conducting business to maintain GPN property values. These minutes record the deliberations of the DAB. This was a meeting to review the condition of the neighborhood and follow-up on activities pending before the DAB. The meeting was at Dick Levine's house and started at 9:30 AM.

Members in Attendance:

- Tim Collins, 9718 SW 188th Terrace, Dunnellon, FL 34432, 352-489-5224,
collinsjamest@bellsouth.net
- Richard (Dick) Levine, 19671 SW 77th Loop, Dunnellon, FL 34432, 352-489-6892,
mchiefe9@bellsouth.net
- Donald Dow, 7765 SW 196th Terrace, Dunnellon, FL 34432, 352-465-4770,
kcudd@sprynet.com
- Fred Marchman, 19655 SW 77th Loop, Dunnellon, FL 34432, 727-748-7020,
fkmarman@gmail.com

Old Business:

1. The occupants of the first house on the left, upper 19383 SW 77th Loop, Lot 2, often have multiple cars, trucks, boat & lawn equipment trailers, parked in the driveway and grass. The GPNCA has sent a letter and the POA sent 2 letters to the owner and resident, Georganna Keely. CCR violations were noted. These include Section 8.2, Leases; Section 9.5, Nuisances; and Section 9.11, Commercial Trucks, Trailers, Campers and Boats. We evaluated the current condition. There are fewer violations and the vehicles are newer trucks.
2. A large tree has fallen and damaged the fence behind Lot 57 on SW 79th Place. Tree removal will be delayed until more trees fall to save funds. Damaged fences will be repaired at that time.
3. A GPNCA welcome letter was sent out with the notice of the GPNCA annual meeting of January 2019.
4. The new owner (Carl Ruhland) of Lot 122, 19498 SW 77th PL, has CCR violations. A current drive-by showed that the condition was not worse.

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5. The 2019 GPNCA budget includes a \$1500 annual mulching item for the reworked entrance. Also, \$350 to pressure wash the Entrance and Mailbox area.

New Business:

1. The Front Entrance and Mailbox area was pressure washed in February 2019.
2. Tim will discuss with Perfect Cut (Jerry) about the future mowing of the model parking lot, Lot 78.
3. Entrance work expenses will NOT be authorized without GPNCA approval.
4. The "FDOT Front Entrance Only Settlement Fund" has about \$3300 remaining. The attorney wants to close this account. These funds will pay for: A) Jan DeWitt remulch, B) ReTrim trees, C) Rock installation, D) Fix the new 25 MPH sign, E) Move the "No Soliciting" sign closer to the entrance and F) Fix or try to install a "Daylight Off" switch for the 4 main upper lights.
5. The nonworking main upper light is scheduled to be fixed.
6. The owners of Lot 55, 19624 SW 79th PL, wished to clear undergrowth behind their house. Members of the DAB visibly reviewed the situation, found the property boundry pin and approved clearing of undergrowth.

Next Meeting: The next DAB meeting is scheduled to be at Fred Marchman's house, Thursday, August 15th, 2019 at 9:30 AM.

Respectfully Submitted, Donald Dow