

Grand Park North Community Association (GPNCA)

Design Advisory Board (DAB), Meeting Minutes of August 22, 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 Fred Marchman'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,
fkmarhman@gmail.com

Old Business: NONE.

New Business:

1. The nonworking main upper light has been fixed.
2. Tim has discussed with Perfect Cut (Jerry) about the future mowing of the model parking lot, Lot 78. Jerry has agreed to cut the grass and trim the hedge for no additional cost to the Association.
3. The FDOT front entrance settlement fund had a balance of approximately \$3,300 at the beginning of the year. Since that time \$1,500 of that balance was spent to mulch the entrance, \$350 was spent to pressure wash the entrance and \$1,200 was spent to trim up all of the oak trees at the entrance. The remaining balance of \$250 will be used to purchase a new speed limit sign for the entrance, a new no soliciting sign and possibly install a daylight off switch for the entry lights.

Grand Park North Community Association (GPNCA)

Design Advisory Board (DAB), Meeting Minutes of August 22, 2019

4. An irrigation well was installed on Lot 39, 19597 SW 80th ST. A marked-up survey was submitted and approved by the DAB.
5. The owner of Lot 113, 19560 SW 77th PL, wishes to expand, by squaring-off, an existing L-shaped screened Lanai. A "Community Builder's" sketch was submitted and approved by the DAB.
6. Bob Plessinger's roof, 7758 SW 194th CT, Lot 133, has been re-shingled with similar color shingles. The DAB approves this job.
7. A large tree has fallen and damaged the fence behind Lot 57 on SW 79th Place. Tree removal has been delayed until more trees fall to save funds. Damaged fences will be repaired at that time. A fallen tree survey was made, documented and reviewed. A tree survey was made by Don Dow and Fred Marchman. Some of the downed limbs or trees were on Association property and some were on the Developers properties. It was agreed that Don Dow would obtain three bids to remove trees, limbs and fix fence damage on Association property. Tim Collins will have any trees or limbs shown on the survey cleared from Developer property.
8. David Self attended the meeting and explained that some homeowners were mowing properties owned by the Association and the Developer. Tim Collins stated that the Association could be exposed to additional liability if someone unauthorized was doing work on Association property and was injured or killed. Tim Collins agreed to review the areas of Association property that were being mowed with David Self. In addition Tim Collins will send a letter to four association members asking that they not subject the Association to additional liability unless it is approved by the Association after a request is made by the property owner to the Association.

Next Meeting: The next DAB meeting is scheduled to be at Don Dow's house, Thursday, December 5th, 2019 at 9:30 AM with preparations for the GPNCA annual meeting.

Respectfully Submitted, Donald Dow