

Grand Park North Community Association (GPNCA)

Design Advisory Board (DAB), Meeting Minutes of June 8, 2017

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 Donald Dow'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. A partial settlement with the Florida Dept. of Transportation, FDOT, regarding US Hwy 41, (FL SR 45) road work was made. Negotiations, of Parcel 195 (the last), between the GPNCA and the FDOT are near settlement. Road work may start in 2017.
2. The decal on the "Stop Ahead" sign at the GPN egress has deteriorated badly. Curt Bond Signs, 11943 N. Williams St, Dunnellon, FL, 352-489-2114 will consider making a new decal. A review of the white lines at GPN stop signs will be made to determine if they need to be repainted. Some street signs appear to be peeled. If several are damaged we will use a commercial sign company. These items will be done when US Hwy 41 is modified.

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3. 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. Rainbow Springs security has made several violation notices. It has been decided to write a letter to the owner and resident, Georganna Keely. Quotations of the CCR violations will be noted. Time stamped pictures will be included. We will contact Dick Lemma to see if the letter can come from that office. However, the POA rules are less, therefore, it will be better to use the GPNCA CCR's and letterhead. Recently, The occupants have made some improvements. However, a vehicle appears not to be used. It's vehicle registration plate expires July 1st. County rules and CCR requires removal of abandoned vehicles.
4. The Main Entrance lights are working. The ballast and all 4 light bulbs were replaced in February.
5. The GPNCA web site is up and running. The new name is grandparknorth.com. Total fees are a little less than previous years. It was unsuccessful to get 3 bids.
6. The standard budget items discussed in the December meeting were included in the GPNCA budget. These included the new web-site manager fee, pressure washing the entrance, the cost of the entrance irrigation well back-flow prevent-er and to create a 4 year reserve to paint the entrance sign.

New Business:

1. A new painted, temporary GPNCA entrance sign is planned to be installed soon. The old, large, beautiful entrance sign was removed by the FDOT. It stood partially on the new FDOT property. GPNCA was reimbursed for this through recent negotiations.
2. This item was discussed in the GPNCA meeting of January 18, 2017. The rental occupants of 19389 SW 79th ST, Lot 148, have aluminum foil covering the sliding glass doors and some windows. Also, the back yard has a pile of trash that may also extend onto community property. These are in violation of GPNCA CCR's. The owner is John Francisco 268 Vedder Rd, Johnsville, NY, 13452.

Next Meeting: The next DAB meeting is scheduled to be at Richard Levine's house, Thursday, September 7th, 2017 at 9:30 AM.

Respectfully Submitted, Donald Dow