

## *Grand Park North Community Association (GPNCA)*

### *Design Advisory Board (DAB), Meeting Minutes of September 7, 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 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](mailto:collinsjamest@bellsouth.net)
- Richard (Dick) Levine, 19671 SW 77<sup>th</sup> Loop, Dunnellon, FL 34432, 352-489-6892, [mchiefe9@bellsouth.net](mailto:mchiefe9@bellsouth.net)
- Donald Dow, 7765 SW 196<sup>th</sup> Terrace, Dunnellon, FL 34432, 352-465-4770, [kcudd@sprynet.com](mailto:kcudd@sprynet.com)
- Fred Marchman, 19655 SW 77<sup>th</sup> Loop, Dunnellon, FL 34432, 727-748-7020, [fkmarkman@gmail.com](mailto:fkmarkman@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 DAB will send a letter to the owner and resident, Georganna Keely. CCR violations will be noted. These include Section 8.2, Leases; Section 9.5, Nuisances; and Section 9.11, Commercial Trucks, Trailers, Campers and Boats. Note: the GPNCA CCR's have nothing regarding expired license plates; But, the county may.
2. The Main Entrance lights are working. The ballast and all 4 light bulbs were replaced in February.

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3. 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.
4. 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.
5. The new painted, temporary GPNCA entrance sign is installed.
6. The ongoing issue with the rental occupants of 19389 SW 79<sup>th</sup> ST, Lot 148, is being addressed. Shutters are closed and some of the glass areas are covered inside with craft paper. We have talked with the occupants. A letter is going to be sent to the owner, John Francisco, 268 Vedder Rd, Johnsville, NY, 13452.

#### **New Business:**

1. The DAB advises that several items be applied to the 2018 GPNCA budget. To rebid the Lawn Pest Control contract for the New Entrance and to continue to add to the 4 year reserve to paint the entrance sign.

**Next Meeting:** The next DAB meeting is scheduled to be at Fred Marchman's house, Thursday, December 14th, 2017 at 9:30 AM.

Respectfully Submitted, Donald Dow