

Old Business:

1. The meeting minutes of 8-15-13 were accepted by the DAB at this meeting.
2. Does this motion need to be put on the web site? A motion to revoke the previously passed motion described in the 2nd paragraph of the meeting minutes of 3-7-13 was made and passed. The motion revoked is quoted here and will no longer be in effect. "Thirty (30) days after the DAB Annual Report or the DAB meeting minutes are emailed, with a request for approval; the DAB shall render a decision. Shall the DAB fail to act within thirty (30) days after the DAB report/meeting minutes are emailed, the documents shall be deemed approved as if given in writing."
3. The broken sign spot-light at the GPN entrance needs to be replaced. Nick Schirmer replaced one sign light. Jack Pompilio, 489-5723, of Grand Park (South) advised that LED lights would cost approximately, \$300 for Electrical Engineering and \$400 for everything. The DAB felt that this was too expensive. Dick will follow up. Funds to replace the system should be in the GPNCA 2014 Budget.
4. Richard Raincourt's house (lot 122) at 19498 SW 77th PL has been empty and a problem. A sign on the door indicates the property has been transferred to Fannie Mae.
5. "Garage Sales" per CCR Amendment 4, took place satisfactorily.
6. Replacing bulbs on the tall Entrance Light poles is expensive, about \$300 to \$500. Proper replacement alternatives are too expensive. We decided that it would be best to replace all 4 bulbs, annually, at the same time; as the bulb cost is low. The labor cost with the bucket is high.

New Business:

1. The Dunnellon Water-Sewer Department did a fast and good job fixing the broken, exposed sewer pipe on empty lot 62.
2. A resident asked for an investigation of a possible blockage to the Retention Pond on the end of 80th Street. GPN is soon due for a Professional Engineer to make a report to SWFMUD on the condition of GPN drainage, including the Retention Ponds. The pipes should be capable of maximum required flow. Any required repairs would need to be made and are covered in the GPNCA reserves. Note: As GPN community is new, it's drainage system was designed for a 100 year flood. Thus, we should not be required to have the new proposed flood insurance coverage.
3. The contractor, Perfect Cut, that maintains the entrance bushes/lawn, has asked for the tree branches to be cut to a minimum height of 6 feet. This would prevent injury to the people on sitting mowers during mowing. Their trimming estimate is 15 trees at \$35 per tree. We are getting an alternate bid from Jim Rowland, 352-397-0500, "The Palms Guy."
4. The big GPN Entrance sign was power washed clean by Ed Dombrowski and Nick Schirmer. The caulking in the cracks was also replaced. As the sign was just painted, we should get advise from Sherwin-Williams on what happened.
5. Tim Collins approvals for our web-site: are "GPNCA 2012 Annual Meeting Minutes", "GPNCA 2012 Financial Report" and "GPNCA 2012 Budget". And to delete "GPNCA 2011 Financial Report".

Next Meeting:

The next DAB meeting will be at Don Dow's house, Mon., Jan. 13, 2014 at 9:30 AM

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Old Business:

- Previous meetings minutes and the 2012 DAB Annual Report were accepted.
- The following motion was made and passed. "Thirty (30) days after the DAB Annual Report or the DAB meeting minutes are emailed, with a request for approval; the DAB shall render a decision. Shall the DAB fail to act within thirty (30) days after the DAB report/meeting minutes are emailed, the documents shall be deemed approved as if given in writing."
- The Large Scrap Steel Wheel on Lot 001 was removed.
- The damaged bushes at the entrance were replaced; as well as a 5" Oak tree. A contractor did the job. Allstate paid the claim. The entrance irrigation was modified and the sprinkler zone map was updated. Ed Dombrowski and Jerry Wolfe (Perfect Cut) have keys to the timer.
- The truck with commercial lettering is no longer parking overnight at lot 005.
- The broken sign spot-light at the GPN entrance needs to be replaced.
- Re: Un-approved lawns. 1. Richard Raincourt's empty house (lot 122) at 19498 SW 77th PL. A mortgage foreclosure has been filed. An attempt will be made to contact the bank and/or a contractor to maintain the lawn and the pool. 2. Hubert McIntosh & Jacqueline Gibbons's empty house (lot 091) at 19456 SW 77th LOOP. The mortgage foreclosure action has been dismissed. The house is currently rented. An attempt will be made to obtain the renter's name, phone number and optionally email address. 3. Genelene Virgo-Whyte's empty house (lot 002), minor lawn maintenance, at

19383 SW 77th LOOP is schedule to go on public sale 3-12-13.

· Needed; Renters Personal Information: names, phone number and optionally, email address. See CCR Section 8.2 "Leases".

· Tom Laccone will manage the GPNCA web-site. He attended the beginning of the meeting. We discussed the web-site format and desired information. See 12-12-2012 minutes.

· Re: Cleaning the unsightly mold on the gutter surrounding the entrance bushes will continue.

New Business:

· An attempt to amend the Entrance Yard Sale Amendment of 1-28-2011 will be made. Terms of the proposed amendment were made and are to be written by a lawyer. A vote of residents will then be taken.

· An attempt will be made to obtain a "B" sized plot of GPN with lot numbers.

Next Meeting:

The next DAB meeting will be at Don Dow's house, Thur., June. 6, 2013 at 9:30 AM.

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Old Business:

· The meeting minutes of 3-7-13 were revised and then accepted by 30 day default.

· The renter of Lot 5 continues to park a truck with lettering overnight and multiple vehicles on adjacent lots. Tim will get with Dick Lemma, POA, to make a second violation notice.

· The broken sign spot-light at the GPN entrance needs to be replaced. Dick will follow up.

· Re: Un-approved lawns. Yes, we need to follow up with letters when needed.

· Richard Raincourt's house (lot 122) at 19498 SW 77th PL has been empty and a problem. A mortgage foreclosure has been filed. It is currently in the owner's name per Property Appraiser. Mortgage Contracting Service at 866-563-1100 or 888-310-1506 was contacted and the lawn and bushes look better. The pool screen doors have locks.

· In place of getting Renters Personal Information, it was decided that we should mail/email to the home owner a notice that the GPNCA CCR's are available on our web site and that they are responsible for maintaining such rules with their tenants.

· Tom Laccone has done a good job updating the GPNCA web-site.

· Re: Pressure washing the unsightly mold on the gutter surrounding the entrance bushes. A final bid of \$350 from Eric Christensen was received.

· CCR Amendment 4, "Garage Sales" was drafted by Elias Chotas. A recorded vote of residents is being taken.

· An attempt will be made to obtain a "B" sized plot of GPN with lot numbers.

· Nick Schirmer's (lot 171) plans to enclose his lanai has been approved by email and the work completed.

New Business:

· Many residents complained about the weed growth on empty lots. Mowing will be as needed.

· How to enforce CCR's, was discussed. As lawyer's cost \$350/hour; it was decided we will do.

· As speeding rules are not in the CCR's; the DAB is not responsible.

· Replacing bulbs on the tall Entrance Light poles is expensive. The DAB will attempt to find an alternative. One idea is poles as in downtown Dunnellon.

· A renter (lot 55) planned to move and asked to have a moving van type "POD" in the front street for awhile. The DAB decided that 4 days was permissible and will notify renter and owner.

Next Meeting:

The next DAB meeting will be at Dick Levine's house, Thur., August 16, 2013 at 9:30 AM.

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DAB\_Meeting\_Minutes\_081513\_Final\_29Dec13.doc

Old Business:

1. The meeting minutes of 6-6-13 were accepted by DAB email and at this meeting.

2. A motion to revoke the previously passed motion described in the 2nd paragraph of the meeting minutes of 3-7-13 was made and passed. The motion revoked is quoted here and will no longer be in effect. "Thirty (30) days after the DAB Annual Report or the DAB meeting minutes are emailed, with a request for approval; the DAB shall render a decision. Shall the DAB fail to act within thirty (30) days after the DAB report/meeting minutes are emailed, the documents shall be deemed approved as if given in writing."

3. The renter of Lot 5 continues to park a truck with lettering overnight and multiple vehicles on adjacent lots. Tim will get with Dick Lemma, POA, to make a second violation notice.

4. The broken sign spot-light at the GPN entrance needs to be replaced. Dick will follow up.
5. Re: Un-approved lawns. Yes, we need to follow up with letters when needed.
6. Richard Raincourt's house (lot 122) at 19498 SW 77th PL has been empty and a problem. A mortgage foreclosure has been filed. It is currently in the owner's name per Property Appraiser. Mortgage Contracting Service at 866-563-1100 or 888-310-1506 was contacted and the lawn and bushes look better. The pool screen doors have locks.
7. In place of getting Renters Personal Information, it was decided that we should mail/email to the home owner a notice that the GPNCA CCR's are available on our web site and that they are responsible for maintaining such rules with their tenants.
8. Tom Laccone has done a good job updating the GPNCA web-site.
9. Re: Pressure washing the unsightly mold on the gutter surrounding the entrance bushes. Eric Christensen did a good job and the \$350 invoice was given to Tim for payment.
10. CCR Amendment 4, "Garage Sales" was drafted by Elias Chotas. A recorded vote of residents is being taken. The amendment will be recorded and put on our web-site.
11. An attempt will be made to obtain a "B" sized plot of GPN with lot numbers, for our web-site.
12. Nick Schirmer's (lot 171) plans to enclose his lanai has been approved by email and the work completed.
13. Replacing bulbs on the tall Entrance Light poles is expensive. Dick has estimated that it would cost \$1000 plus installation costs to replacing the Light poles with cheaper bulbs. We need to keep the same lighting, lumens. Alternatives are being investigated. We need the bulb #, type, socket, etc.

New Business:

1. A renter, lot 7, leaves a garbage can in the driveway. A letter/notification is planned. A CCR violation?
2. A new renter, lot 55, owned by Aliz Dalyai, has a tent on the property and has other violations. DAB will write a letter, with GPNCA heading, to the owner and renter. Tim will sign and certified mail.

Next Meeting:

The next DAB meeting will be at Ed Dombrowski's house, Thurs., Nov. 7, 2013 at 9:30 AM.

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