

Grand Park North Community Association (GPNCA)

Design Advisory Board (DAB), Meeting Minutes of August 21, 2014

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 Ed Dombrowski'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
- Ed Dombrowski, 19663 SW 77th Loop, Dunnellon, FL 34432, 352-489-2363, ejd2943@bellsouth.net
- Donald Dow, 7765 SW 196th Terrace, Dunnellon, FL 34432, 352-465-4770, kcudd@sprynet.com

Old Business:

1. New main entrance sign spotlights were purchased and will be replaced.
2. Two of the main entrance overhead light bulbs were replaced. Unfortunately, one of the older bulbs burned-out shortly there-after. We tried to inform the contractor to replace all 4 bulb's at the same time; however, the bulbs were replaced before contact was made.
3. Repairs to the retention pond at the end of 80th St. were made and the engineer signed off on the work.
4. The trimming of the tree branches at the entrance has been completed.
5. The unsightly mold on the gutter at the entrance road and surrounding the entrance bushes will be done next spring. Also; the sign will be repainted. We will consider satin paint, two coats of base, primer, etc.

Grand Park North Community Association (GPNCA)

Design Advisory Board (DAB), Meeting Minutes of August 21, 2014

6. A reminder letter will be sent to all home owner's, that the GPNCA "Declarations of Covenants, Conditions, and Restrictions", (CCR's), are available on our web-site and that they are responsible for maintaining such rules. Owners who rent out their homes are responsible for maintaining such rules with their tenants. Don and Ed (2 letters) will pursue this. No action at this time.
7. Regarding the issue of rotting trees. Two homes have had rotting trees removed after four bids were received by the GPNCA. One other home has potential concerns. They have been advised the GPNCA will not remove those trees.

New Business:

1. Annual mowing of the developer lots and spraying of the gutters with defoliant will be ongoing during the summer.
2. The standing sewer pipe of lot #173 was cracked and taped with duct tape. We will notify Dunnellon utilities.
3. Ed will investigate the damage to the grass at the entrance near the mailboxes.
4. The residents at 19613 SW 80th St. asked for permission to repaint their house exterior with the same existing colors. The DAB gave approval.
5. The residents at 19631 SW 77th Loop have had a well installed without DAB approval. The DAB sent a letter requesting a location plan and a type of screening of the well from the front Street view. The residents did not respond. However; proper screening of the well has been installed. The well is in compliance and the DAB has approved the installation.
6. The DAB approved a well installation at 19671 SW 77th Loop.
7. The DAB approved a well installation and to repaint the house exterior with the same existing colors at 19655 SW 77th Loop.
8. The well head at 19727 SW 77th Loop is not properly screened.
9. The well head at 19623 SW 77th Loop is properly screened and in compliance.
10. The steel frame in front of 19624 SW 79th PL has been removed.

Next Meeting: The next DAB meeting will be at Don Dow's house, Thur., November 13, 2014 at 9:30 AM. Information for the Annual GPNCA January meeting will be discussed.

Respectfully Submitted, Donald Dow