

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

## ***Design Advisory Board (DAB), Meeting Minutes of November 11, 2013***

### **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](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)
- Ed Dombrowski, 19663 SW 77<sup>th</sup> Loop, Dunnellon, FL 34432, 352-489-2363, [ejd2943@bellsouth.net](mailto:ejd2943@bellsouth.net)
- Donald Dow, 7765 SW 196<sup>th</sup> Terrace, Dunnellon, FL 34432, 352-465-4770, [kcudd@sprynet.com](mailto:kcudd@sprynet.com)

### **Old Business:**

1. The meeting minutes of 8-15-13 were accepted by the DAB at this meeting.
2. A motion to revoke the previously passed motion described in the 2<sup>nd</sup> 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 adjusted 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 Grand Park South. We will get an estimate for GPN. Dick will follow up.

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4. 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 80<sup>th</sup> 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. We plan to get 2 or more bids before we proceed with the work.
4. The big GPN Entrance sign was power washed clean by Ed Dombrowski and Nick Schirmer. As the sign was just painted, we should get advice from Sherwin-Williams on the best caulking. Ed will follow up.

#### **Next Meeting:**

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

Respectfully Submitted, Donald Dow