

Grand Park North Community Association (GPNCA)

Design Advisory Board (DAB), Meeting Minutes of November 13, 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 Don 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
- 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. A note will be created that states that the GPNCA "Declarations of Covenants, Conditions, and Restrictions", (CCR's), are available on our web-site and that homeowners are responsible for maintaining such rules. Owners who rent out their homes are responsible for maintaining such rules with their tenants. This note will be forwarded to the GPNCA's Secretary for inclusion in the GPNCA bill which is sent to all homeowners.
2. The well head at 19727 SW 77th Loop is not properly screened. A notification letter will be sent to the out-of-state owner.
3. Ed will investigate the damage to the grass at the entrance near the mailboxes.
4. The DAB approved a well installation and to repaint the house exterior with the same existing colors at 19655 SW 77th Loop. An approval letter was sent to the owner.

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5. A homeowner requested the Association review the status of a tree(s) located on or adjacent to their property to determine if the Association has liability if the tree(s) should fall on the lot or home. The homeowner was notified that the tree(s) were not located on Association property and therefore the Association would not remove the trees. Subsequently: (12-24-14) portions of the GPNCA fencing has been knocked down from the falling of rotten trees. The fence is at the open pit behind lots 60 thru 65 at the corner of SW 79th PL and SW 77th LP.
6. Another new entrance sign spotlight system will be addressed. The current system does not work properly. Tim and Dick are working on bids for the lights.
7. 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. A cost estimate for commercial painting will be forwarded to the GPNCA's Secretary for inclusion in the GPNCA bill which is sent to all homeowners.
8. Dunnellon utilities fixed the standing sewer pipe of lot #173 which was cracked and taped with duct tape.

New Business:

1. Fred Marchman, attended the meeting as a visitor. Tim will asked the GPNCA board if Fred can become a DAB member.

Next Meeting: The next DAB meeting will be at Dick Levine's house, Thur., February 12, 2015 at 9:30 AM.

Respectfully Submitted, Donald Dow