

Centennial Valley Country Club  
Property Owner's Association  
**MINUTES for Board Meeting**

<b>DATE:</b>	09-09-2013	<b>TIME:</b>	6:00 p.m.	<b>PLACE:</b>	CVCC
<b>PRESIDENT:</b>	David Smith	<b>SECRETARY:</b>	Brian Odom	<b>TIMEKEEPER:</b>	Brian Odom

<b>MEMBERS:</b>					
"X" In attendance; "A" Absent; "S" Substitute sent; "R" Representative attended; "G" Guest					
<b>A</b>	Sam Glover	<b>X</b>	Ken Lilley		
<b>X</b>	Jim Campbell	<b>X</b>	Brian Odom		
<b>X</b>	Kenny Kinley	<b>X</b>	Jim Murphy		
<b>A</b>	Jim Binum				
<b>X</b>	Luann Deere	<b>G</b>	Chad Dugger		
<b>X</b>	David Smith				

<b>Summary of Topics, Decisions/Conclusions and Next Step/Action:</b>				
<b>TOPIC</b>	<b>MAIN POINTS</b>	<b>DECISIONS/CONCLUSION</b>	<b>NEXT STEPS/ACTION</b>	<b>PERSON RESPONSIBLE for FOLLOW UP</b>
Approval of minutes	Meeting began at 6:30pm and the POA Board approved the minutes from the August meeting .	Jim M made motion to approve, David - 2nds.	Minutes approved	
Website	<ul style="list-style-type: none"> <li>Getting information from updated contacts (August Board meeting) and will update Constant contacts email to match POA community information.</li> </ul>	<ul style="list-style-type: none"> <li>Update the emails on contact contacts with Luann</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Brian</li> </ul>
Architecture committee	<ul style="list-style-type: none"> <li>David S wants all architecture information to come to him</li> </ul>	<ul style="list-style-type: none"> <li>Approval of Tim Cummins architecture plans for house in POA</li> </ul>	<ul style="list-style-type: none"> <li>none</li> </ul>	<ul style="list-style-type: none"> <li>David</li> <li></li> </ul>
Christmas Decorations	<ul style="list-style-type: none"> <li><b>First of the meeting had a presentation by Chad Dugger of "Chad Dugger Designs" for Christmas decorations for the POA community. He provided mock up's to view and a quote and scheduled estimate sheet for the cost- estimated at \$3500.00 a year and this included storage. Price would be lower next year, due to decorations already being built.</b></li> <li><b>There was a bid from tipton-hurst, but to</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Will wait for Chad to send us pics of previous work to make a decision</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Await pics for preview and then an email vote will occur.</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Brian</b></li> </ul>

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	<p><b>high. No storage. Included.</b></p> <ul style="list-style-type: none"> <li>• <b>Ron Pepper- Estimate for \$3650.00</b></li> </ul>			
Financials	<ul style="list-style-type: none"> <li>• Review of list of non-payment by POA members.</li> <li>• Past Bill on 4665 Sawgrass-Lenders title mess-up.</li> <li>• <b>Currently there are several Property owners that have double lots (9?) and have only been billed for a single lot due to an oversight in the POA board membership which has extended back several years (prior to new boards current enrollment)</b></li> <li>• Current financial minutes approved and in good standing with the new accountant</li> </ul>	<ul style="list-style-type: none"> <li>• Discussion for follow up to get payments</li> <li>• <b>POA membership needs to pay the dues on the double lot on a Go-Forward basis or take the option of having their current lot replotted via survey.</b></li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Mike</li> <li>•</li> </ul>
Violations	<ul style="list-style-type: none"> <li>• David S to follow up with cont. violations</li> <li>• Current violations which need to be addressed:               <ol style="list-style-type: none"> <li>1. Trailer, trash cans, wheel barrows out on 4935 Bayhill, will send a 2<sup>nd</sup> letter</li> <li>2. Empty lots need to be bush-hogged</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>• Follow up with letter for first violations</li> <li>• <b>Will draft a letter and send out to POA for most common violations. TO go out later in the month.</b></li> </ul>	<ul style="list-style-type: none"> <li>• David S follow-up</li> <li>• <b>Motion- To bill the double lots the current \$500.00 to be paid by March with an itemized letter. Or have the option to replot. Jim M to draft the letter with these options. David S makes the motion., Jim M seconds. All approve.</b></li> </ul>	<ul style="list-style-type: none"> <li>• David, Jim M.</li> </ul>

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TOPIC	MAIN POINTS	DECISIONS/CONCLUSION	NEXT STEPS/ACTION	PERSON RESPONSIBLE for FOLLOW UP
	•	• T	•	•
Landscaping	<ul style="list-style-type: none"> <li>• Need a requite for landscaping, too much of budget is consumed with landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• Get new quotes</li> </ul>	<ul style="list-style-type: none"> <li>• Jim C to get bids for mowing</li> <li>• LuAnn to get a bid</li> <li>• David S will talk to current landscapers and mowers for price quote</li> </ul>	<ul style="list-style-type: none"> <li>• David, Luann, Jim C</li> </ul>
	•	•	•	•
New business	<ul style="list-style-type: none"> <li>• Call Hal about cleaning right of way near power lines near the entrance of the Reserve.</li> <li>• Need to call other POA's to see how to handle constant violations in the POA</li> <li>• Need to proof read all send outs for errors..</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> <li>• To many POA members in minor violations</li> <li>• All view</li> </ul>	<ul style="list-style-type: none"> <li>• Call Hal Crafton</li> <li>• Call other POA's</li> </ul>	<ul style="list-style-type: none"> <li>• David</li> <li>• Kenny K</li> </ul>
Adjournment	<ul style="list-style-type: none"> <li>• Motion to adjourn by David S, Jim M 2nds</li> </ul>	<ul style="list-style-type: none"> <li>• Next meeting will be on Monday, Oct 14th. at 6:00 p.m. CVCC</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting adjourned.</li> </ul>	

**Parking Lot: Items for future consideration but not for the next meeting**

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<b>ADJOURN MEETING:</b> 7:55 pm      Meeting adjourned at 7:00 p.m. By: _____ Brian H. Odom      Date: Oct 1 <sup>st</sup> , 2013				