

Public Meeting Minutes
September 24, 2018
7:30 p.m.

Members Present: President Swallers, Directors DuPratt, Robison, Tul, and Zupan

Staff present: Manager Cleveland and Attorney Fitzgerald.

Director Swallers called the meeting to order and the first order of business were the new members. There were a total of 25 new members. Director Zupan made a motion to approve the new members, seconded by Director DuPratt the motion carried 4-1 with Director Tul abstaining.

President Swallers gave his board report. He started by announcing that on October 22nd at 6:30 p.m. in this ballroom we will be holding a meeting with the Arsh Group (they are in charge of our Master Plan); they will be explaining to the public what they have put together after the questionnaire went out. He encouraged everyone to attend this meeting. He stated that as soon as the Annual meeting is over, the newly elected board will begin the budget process. He encouraged anyone who had budget requests to get them into the POA office within the next month. He wanted to congratulate Lori DuPratt and Herb Rogers for winning the election. He also wanted to thank Don Tul and Tim Rachoy for participating in the election. He wanted to thank Don for his two years of serving on this board. President Swallers stated that he has had the pleasure of serving on the board for two terms and will start his third. The next person President Swallers talked about has served this community for FORTY-SEVEN years! President Swallers said that is hard to imagine and the wealth of Knowledge and information that he has given us is hard to comprehend. He wanted to wish our attorney, Ted Fitzgerald, a very Happy 80th Birthday! He asked that the community sing happy birthday to him. He thanked Ted for serving us and help make this community a great place to live.

Next was the Community Manager's report, and you may read it in its entirety in the October Seasonal.

Next was Attorney Fitzgerald's report. He stated that when he retired he kept two clients Hebron and us. He thanked everyone for the 47 years he has been here—he started as a young man, he said!! He was pleased to report that we had won a lawsuit recently for the community.

The Treasurer's report was next and Director Tul stated that he wanted to announce that the Lions are selling steaks; eight steaks for \$50.00 or sixteen steaks for one hundred. We have not received payment from 65 residents. As of August 31, we have over 2 million dollars cash on hand and of that number \$611,314.00 is earmarked as reserved funds.

Under old business Resident Zackiewicz questioned the striping of the roads and the quality of paint that is being used. He stated some roads have not been done at all. Manager Cleveland stated that we are working on that in between doing other projects. The quality of paint has changed for striping and thermal paint is too expensive.

Under new business, resident Lugo is asking for a variance to the rear setback of their home on Four Seasons Parkway. One side of their home exceeds the rear setback. Their hardship she stated, was that her lot is on an angle which prevents the additional land they need to extend their master bedroom within the setback requirement. Manager Cleveland stated that certified letters were sent out and we received two phone calls one for and one against all variances in LOFS. There was no one in the

audience remonstrating. Director Zupan asked how many feet she was asking for. Resident Lugo stated that she was grandfathered on four feet as their deck already exceeds, they are asking for one more additional foot. Director Robison made a motion that they would take this variance under advisement, seconded by Director DuPratt motion carried 5-0.

Resident Rogers questioned what “Environmentally Sensitive Plantings” means. She stated she looks at 8 feet high weeds; they are running over the cart path as well. She stated that when she looks really hard she can see some beautiful flowers through the weeds. She asked who would be in charge of classifying this area this way. Manager Cleveland stated that it would be IDEM. She stated that it is very unfair that people that live on Brandywine and Happy Valley have to look at such an eyesore. She stated she had a friend from Hubingers come and look at this area and stated that they are not environmentally sensitive plantings.

Next under Announcements, Director Tul stating that his term was ending and he wanted to thank first his wife for helping him read all of the emails and paper work that transpires being a board member. He stated that although they are tough on Manager Cleveland twice a month during the board meetings he is grateful for him. He was honored to be picked by three of the current board from three candidates, it gave him a sense of purpose after his accident and he will always be grateful to them for that.

President Swallers continued and said that he has been amazed at how positive Director Tul has been; he could have easily given up and said why me, but just as another inspirational person we learned about at work with 87% of his body burned—he didn’t say why me, he has become a positive person. President Swallers stated that he will always be proud of the friendship and knows that it will last beyond this term as a board member.

With no further business to come before the board, Director Robison made a motion to adjourn, seconded by Director DuPratt the motion carried 5-0.