

**PATRICK PLACE PROPERTY OWNERS ASSOCIATION
BOARD MEETING – NOVEMBER 12, 2015**

Board Members Present: Linda Cullen, Tammy Frailey, Gary Hand, Nancy Lybrand, George Miriello and Duane Stanek were present. Stephen Almond was absent. Sue Mainhart and Duncan Scott were also present for the meeting.

Duane Stanek brought the meeting to order at 7:00 p.m.

Minutes:

The minutes from the October 17, 2015 meeting were reviewed and approved.

Website:

Sue Mainhart and Duncan Scott discussed where we are with the website. The website is almost complete and should be able to launch after November 14th. The Board thought the community would be excited about the quality of the website and thanked Duncan Scott for his work.

Financial Review:

Nancy Lybrand reviewed the 2015 budget year to date in preparation for the presentation to be done at the annual meeting in the park on November 14th.

Park Fire:

It was observed that someone had recently started a fire in the park. It was mentioned that due to insurance liability issues, this is not allowed. Fires are only allowed at a community event or by permission of the Board. Duane said he would send an email to the neighborhood reminding them of this issue.

Landscaping / Park Walking Trails/ Park Cleanup:

George Miriello talked about the work recently accomplished in the park and the Crepe Myrtle beds by David Frailey and Greg Ballard. Their time, effort and hard work was greatly appreciated.

The signs for the park area will be installed on November 14th during the park cleanup.

He confirmed that the Bethel Landscaping contract was signed for 2016.

George said that he was still looking to get a couple bids to repair the park walking trails to make them safer for the neighborhood to use.

George indicated that the response for the park cleanup looked good that he expected a good turnout for the event.

Board Candidates 2016:

It was noted that the annual election of board members was coming up and that, in addition to the six current members running, three additional candidates will be included on the ballot. Ballots will be sent to the homeowners shortly via email.

Other Business:

It was pointed out that the new home being built on the lot by the main entrance might have part of the PPPOA's sprinkler system on the property. George will look into this to see what, if anything, needs to be done and report back to the board in December.

It was mentioned that homeowners dues for 2016 would have a slight increase from \$425 to \$450 to cover any additional maintenance and repair expenditures that might come up. It was felt this increase was needed to maintain the property as it is aging and keeping a reserve.

The meeting adjourned at 8:10 p.m.

Next meeting will be December 10, 2015

Minutes taken by Gary Hand