

LOGAN GATE VILLAGE
SPECIAL DEPENDENT TAX DISTRICT
MONTHLY MEETING MINUTES
Monday, October 25, 2004
Winn Dixie Supermarket - Gunn Hwy., Tampa, FL

Board Members Present: Don Hardy, President; Malia Kapon, Vice President; Cynthia Anne Kapon, Treasurer; Dana Gilliam, Recording Secretary; Marla Ruth; Doug Dear (replacing Mark Dufva)

Board Members Absent: Bill Daly

Others: Rick Pitrowski, Communities of America, Inc.; Ray Rose, US Lawns; Deputy George Murin, Sheriff's Office

Residents: 5

Welcome – D Hardy called the meeting to order at 7:00 PM and welcomed all in attendance.

I. Public Comments

1. Trustee Hardy commented that since the dip on Normandie Rd has been marked, it is probably scheduled for repair.
2. Trustee Hardy also asked the group to remember our military troops in harms way.

II. New Business Items and those submitted from the floor

1. Motion by Trustee M Kapon to nominate Doug Dear to fill the Board seat left vacant by Mark Dufva's resignation. Second by Trustee Ruth. Motion passed 5-0.
2. Election of Officers – Motion by Trustee CA Kapon to retain the slate of officers as it stands now. Second by Trustee Ruth. Motion passed 6-0.
3. Approval of Meeting Schedule for fiscal year 2005. Motion by Trustee M Kapon to continue meeting on the fourth Monday of each month with no meeting in December. Second by Trustee Gilliam. Motion passed 6-0. Rick Pitrowski will advertise the meeting schedule and send to the county as required.
4. Approval of Increased Assessment – R Pitrowski sent the required information to the Board of Elections and had no reply, indicating all was well and ready for the November 2004 election. It was decided that two meetings for the Community would be held to explain the reasons for the increase, duties of the STD and HOA, etc.
5. Sidewalk review – we have certain sidewalk areas that are treacherous and unsafe. Since the County is responsible for upkeep and repair, R Pitrowski will inspect our Community, take photos, make notes and get the repair/replacement process started. We hope to be included in the GAP program budget. It was noted that the new sidewalks on Monterrey included a red transition area to the street as a warning for walkers and also to slow down wheelchairs.
6. The right-turn only out of the new Amsouth Bank at Normandie Rd. and Gunn Hwy. was discussed. The Board agreed that it was an unsafe situation due to the deceleration lane at the same point on Gunn Hwy. Trustee CA Kapon will submit a letter to the bank manager and their corporate office asking for reconsideration of this. The problem is due to the fact that, while Buckley-Schuler had agreed to no right turn, when they sold to the current developer, that item did not have to be honored. Trustee Hardy will also take photos and submit a letter to the County, the local branch of the bank and to their headquarters.
7. December Newsletter – Trustee Kapon requested articles as early in November as possible. This will be her last month for producing the newsletter and has notified the advertisers of this. R Pitrowski will contact Karen Uhlig who has done our newsletters in the past as a possible source for producing the newsletter.

III. Approval of the Draft September 2004 Minutes

1. All board members present indicated they had read the draft of the September 2004 minutes. Motion by Trustee Ruth to accept them as presented. Second by Trustee MA Kapon. Motion passed 6-0.

IV. Approval of September 2004 Treasurers' Report

1. Trustee CA Kapon presented the Treasurers' Reports for September 2004. Motion by Trustee Ruth to accept the September 2004 financials as presented. Second by Trustee Gilliam. Motion passed 6-0.

V. Sheriff Deputy's Report

Officer George Murin reported little adverse activity in our Community. The right turn road marking on Normandie Rd was discussed. Also, the fatality that occurred at the same corner. Officer Murin stated that burglaries and auto thefts have dropped dramatically and that our Community has become one of the safest in the area due to the cooperation of the residents in addition to the security patrols employed by the Community.

VI. Homeowners' Association Report

1. It was decided that the HOA would sponsor a Community Yard Sale at the Front Park on January 22, 2005. This will also be the first town meeting to explain the role of the STD and HOA to residents. R Pitrowski will submit the required legal advertisement for publication and have signs made.
2. Trustee Hardy is still working on the HOA postcards regarding code enforcements vs. deed restrictions.

VII. Property Manager's Report – Rick Pitrowski, Communities of America, Inc.

1. Santa for Christmas 2004 – R Pitrowski will have a schedule for the Board at the November meeting.
2. R Pitrowski and Roy Rose from US Lawns presented ideas and plant samples for the Normandie Rd. entrance landscaping. Four plants were selected. Motion by Trustee CA Kapon to sod the entire length of the new beds on Normandie with St. Augustine grass. Second by Trustee Ruth. Motion passed 6-0. Rose distributed and discussed the Landscape Maintenance Update with the Board listing what activities he had completed in our Community in the past year. Since the leaf raking is no longer included in the annual contract, R Pitrowski will contact US Lawns when it needs to be done.
3. R Pitrowski will get a quote by November's meeting to raise the uplights at the main entrance, set them in concrete and paint them green. They will then blend in with the ferns that have been planted. He also suggested that we have a trench dug so that the electrical wiring can be passed through the PVC pipe and then put a box at the lights. This should help with damage due to mowing and vandalism.
4. R Pitrowski will have two new monthly meeting signs made.
5. Recovery of Funds on wall accident – still with the attorney.

VIII Old Business

1. D Hardy shared a letter from a resident regarding the addition of trees and a shelter at the Front Park. Using shredded tires for the playground area was also discussed. There will be no efforts on the Front Park project until after the elections next month.

IX. New Business

1. Wall repairs will be kept on the agenda. R Pitrowski gave an estimate of approximately \$3.25 per linear foot to clean and repaint the walls. This price could come down once it goes to bid and we receive actual bids for the work.

- X. With all business discussed, motion by Trustee M Kapon to adjourn the meeting.
Second by Trustee Ruth. Motion passed 6-0.

Submitted by: Dana Glian
Recording Secretary

Date: 11/29/04

Approved by: [Signature]
President

Date: 11/29/04