

Whiskey Creek Civic Association Board Meeting

March 9, 2016

President Bernie Lamach opened the meeting at 7:02 p.m. Board members present were: Dennis Rodgers, Karen Tice, Kate Gooderham, Dean Brown, Paul Matter, Joyce Alexander, Ron Frazer and Jeanne McCafferty.

In the history of our development, the Tanglewood development preceded us by only two years. The same problems we face and are working with are the same ones that Tanglewood is working with in their association. Bernie believes that discussion between the two groups would be beneficial. He then introduced our speakers: Tanglewood President Eric Jensen and Tanglewood MSTU Chair, Dave Ceiley.

Dave spoke about what MSTU does for Tanglewood. They care for the wall, lights, landscaping and all the common area. He feels that Whiskey Creek and Tanglewood are the nicest areas in Fort Myers and he wants to keep it that way. He believes that you get what you pay for. He spoke of working relationships with their County advisor and project manager. It was a good exchange of information between us. Kate commented that it might be an advantage for our two MSTU to have joint meetings where they would be able to work together on some common issue/problem.

Eric spoke of the issues with deed restrictions. He knew that it was deed restricted when they bought their home and was fine with that. The Association wants residents to understand about deed restrictions and what their membership can do for all in the neighborhood. Unfortunately, only half of the residents are deed restricted. Once the agreement is signed, the deed restriction is forever. Some residents want it and some don't. Their mission is to promote the Association using their newsletter, and web site. When people move in, they like to contact them and tell them about the neighborhood association and ask them to join. A mutual problem is how to work with the realtors at the closing to hand out information to the buyers. It would be good for the two associations to work together. Bernie thanked the speakers and opened the business part of the meeting.

Officers' Report

Secretary's Report

Jeanne stated that the Minutes of the February meeting were emailed to the board members. Paul's name was accidentally omitted on the email but was corrected. Jeanne also read the minutes of the Board of Directors' meeting which took place after the general meeting. Dennis appointed Bernie for President. It was seconded by Jeanne. Dean stated that he would like to modify Dennis's nomination to suggest the reelection of the current officers. Both Dennis and Jeanne agreed to the modification. All were in favor and the motion passed. The meeting adjourned at 8:25 p.m.

Kate moved to approve the minutes. It was seconded by Karen. All were in favor and the motion passed.

Treasurer's Report

Karen read the Profit & Loss Statement dated February 10, 2016 through March 8, 2016. Total income was \$10,585.00, total expense was \$4,892.06 and the net income was \$5,692.94. She was pleased to report that our insurance bill has gone down \$1,200 from last year even with the addition of non-owned auto coverage and the crime coverage being increased to include all officers. The new company is very knowledgeable. Jeanne moved to accept the Treasurer's Report as read. It was seconded by Dennis. All were in favor and the motion passed.

Bernie commended and thanked both Karen and Dennis on the manipulation of the insurance policy wording which had been a problem for some time. Their getting the right language describing the properties and things that we own and then getting that information written on the insurance contract in the proper format with our new insurance company will benefit us.

Committee Report

Membership

Jeanne read the report submitted by Ted Gault, As of March 8, 2016, a total of 473 families had joined or renewed their membership in the Association for the year 2016. This total included 13 families enrolled for the first time. A total of \$11,905.00 has been paid in including \$11,825.00 in dues and \$80.00 for sale of eight Whiskey Creek license plates.

Karen added that Ted had received a payment with a note asking about setting up an online payment option. Karen looked into it and feels that Pay Pal is really safe. A check for \$25 would cost 85 cents; a check for \$35 would cost \$1.03. We might try it for a while to see if it would increase our revenue enough to make the cost worthwhile. Kate had questions regarding the challenge of getting it set up and getting it going, control of our web site and maintenance for changes and additions. With positive results, she feels that we would be surprised. It would also lessen the amount of check handling for deposits which would help Karen when she takes over the membership duties at the end of the month. Dennis said that our email list needs to be up to date so that we can email members and they can point and click to pay right on the email and not need to hunt for the website. When residents get their letter at the beginning of the year, they could be asked to write a check or go to Pay Pal. It was agreed that Karen would look further into the matter of how to do this. She will report next month.

Deed Restrictions

Dennis said that very little happened last month. The Board did approve an expenditure of up to \$1500 for a legal opinion whether we could seek constitutionally with the legislator to have the exemption for MARTA Law extended to us, a volunteer association. Bernie is to be in contact with the law firm.

Bernie said that he contacted the Law firm of Becker & Poliakoff and was referred to Yeline Goin. She stated that she understood our need and will be speaking to people on the committee that handles this. No one has got back to him. In essence, the issue is dead for this year as the House and Senate meetings end at the end of this month. His intent is to press the attorney to sit with us to give us some strategy that we might use to go forward and discuss it with us. Dennis stated that we need to meet with Yeline as he thinks there is a serious constitutional issue as to whether we can be included in the exception to the MARTA Act and what we need is someone with legal background in Florida and US constitutional law to help us determine if there is some merit to this. We are not ready to talk to legislation until we know that this is a viable option. Step one is to get our meeting with the attorney between now and our next meeting and go from there.

Whiskey Creek News

Several attendees commented about not receiving their paper. Bernie will advise Larry of the problem.

Yard Committee

Gordon had no comment. All was well.

New Business

Kate discussed having a planning session for our May meeting. Dennis moved to hold a planning session for our May meeting. It was seconded by Karen. All were in favor and it passed.

Dennis moved to adjourn the meeting at 8:35.p.m. It was seconded by Dean. All were in favor and the motion passed.

Respectfully submitted,
Jeanne McCafferty
Secretary