

Lake Olympia Civic Association

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON AUGUST 28, 2014 AT 6:30 P.M.
AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY,
TEXAS 77459**

DIRECTORS PRESENT

Marie Moore
Andreas Matzakos
Jonathan Winfile
Ram Garg

NOT PRESENT

Adrienne Barker
Jim Gasper
Rob Rector

IN ATTENDANCE

Jennifer Meador represented the Managing Agent, FirstService Residential.
Eight homeowners were present.
Missouri City Police Chief, Michael Berezin
Missouri City Police Captain, Dwayne Williams
Sundance Landscaping, Terry Simon

HOMEOWNER /GUEST FORUM

Homeowners brought to the attention of the Board the issues they were having relating to crime in Lake Olympia. Marie Moore stated to contact the Missouri City Police for these issues. Jon Winfile asked the owners to email City Councilman Floyd Emery and contact the Ft. Bend Independent School District.

Debra Grade request the Marina Pool schedule to have an extra weekend added to it since the pool was closed for a weekend while repairs were made.

Daphne Sampson congratulated the Board for the wonderful job that was done on the Oyster Creek Monument. Marie Moore stated lighting would be installed for the monument.

CALL TO ORDER

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 7:33 p.m. The meeting was presided by the Board President, Marie Moore. The Managing Agent assisted in recording of the minutes.

ADOPTION OF AGENDA

Upon a motion duly made by Jon Winfile and second by Andreas Matzakos, the agenda was changed to add 5.2 Sundance Landscaping as an item and was adopted.

COMMITTEE REPORTS

LAKE COMMITTEE

Gary Leist reported the lakes are looking good. Mr. Leist reported Kenny with Danbury emailed they were on track and cutting back on the dyeing of the lakes. Mr. Leist stated Danbury has pulled the fountain from section #1 and the cost to fix it could be up to \$3,000.00. Jon Winfile stated he thought the fountains looked out of sequence. Marie Moore stated to ask Danbury if they maintain decorative fountains like at Jade Isle. The managing agent stated Legacy was interested in maintaining them too.

ARCHITECTURAL CONTROL COMMITTEE

No Report.

CRIME WATCH COMMITTEE

No Report

MISSOURI CITY POLICE

Missouri City Chief of Police Michael Berezin attended the meeting. Chief Berezin reported he had been on the force for 26 years and was aware of issues which could not be discussed in an open Board meeting. Chief Berezin stated the city conducted a survey and citizens do not want facts and figures on line. Chief Berezin stated the largest crime offenses are car break-ins on the national average.

A homeowners asked who is responsible for Riverstone and Sienna. Chief Berezin stated only 1/3 of Riverstone is annexed and the same with Sienna. Chief Berezin stated Fire Station #5 in Sienna is funded by residents in Missouri City who pay taxes each year for this. Chief Berezin stated owners can reach him at the Missouri City Police number and he left cards for owners.

Captain Dwayne Williams reported stolen cars and burglaries continue, and owners need to lock their cars and doors of their homes to protect their valuables. Captain Williams stated "Lock it Up, its Yours" is the display for the volunteer program, and if owners would like they can go to the website to view. Captain Williams stated they were ramping up for the annual basketball tournament in October/November 2014.

Marie Moore asked who we can contact for a blurb to be submitted in the newsletters.

Gary Leist stated he had seen a video of thieves that use a special electronic device to detect laptops and to open car doors. Captain Williams stated FCC's only give out so many frequencies. Andreas Matzakos stated thieves can detect laptops in the car. Captain Williams stated you need to either turn off the computer or not leave it in the car.

SUNDANCE PLANTSCAPING

Terry Simon presented Holiday Decorations for review the by the Board of Directors.

LEGACY

John O'Malley reported the conduit for the Oyster Creek monument was completed today. Mr. O'Malley stated the electrical will be installed tomorrow.

TEXAS ACQUATIC

No Report.

TOLL BROTHERS

No Report.

BUILT GREEN CUSTOM HOMES

No Report. Marie Moore requested that Built Green Custom Homes attend the next Board Meeting.

DISPOSITION OF MINUTES

Upon a motion duly made by Jim Gasper, and seconded by Jon Winfile the minutes of the Board meeting held on June 26, 2014 were approved.

REVIEW OF FINANCIAL REPORTS

The Board reviewed, and accepted the July 31, 2014 Financial Report.

ADMINISTRATIVE

On-Site Manager Report:

The Board reviewed the onsite manager report. Jon Winfile inquired as to the harassment the onsite endured, and request that she report all issues to the Board in the future.

Community Manager Report:

The Board reviewed the Community Manager's Report. Marie Moore stated that First Service reported that so far, the candidates for the onsite maintenance position were all either overqualified or did not want to work for the pay that was allotted.

CURRENT PROPOSALS

Marina Pool Room repairs

The Board tabled the project until after pool season.

Kenwick Pool Room Repair

The Board tabled the project until after pool season.

Marina Pool Fence Repair

The Board tabled the project until the next board meeting.

Holiday Decoration

The Board reviewed the proposals from the three vendors. Jonathan Winfile stated he would like the managing agent to check with Sundance to see if they could reduce their cost as the Board liked their decorations, but they are slightly over the budgeted allowance. The Board agreed that if Sundance could reduce their cost, the Board would approve via email to expedite.

BUILDER REPORTS AND LISTING

The managing agent provided a builder listing for review. The Board reviewed the builder list.

REVIEW ACTION ITEMS

The managing agent submitted the to-do list for review. The Board reviewed the to-do list.

ADDITIONAL ITEMS OR ROUND TABLE

Landscape Review

Ram Garg stated that Legacy is missing mowing's. Marie Moore requested the managing agent acquire a chart from Legacy on where and when they mow. Jon Winfile stated the managing agent needs to supervise the landscaper more. Andreas Matzakos stated the landscaper should put together a log book for their maintenance. Jon Winfile requested the managing agent to walk it again with Legacy. Marie Moore requested the managing agent to acquire three options for seasonal color change in primary colors. Ms. Moore requested the managing agent to acquire cost for replacement bushes quoted per plant. Jon Winfile stated to have Legacy replace by sections instead of all at once.

TAE Billing Review

The Board requested the managing agent to email TAE to extend the pool schedule for the Marina Pool and extra weekend. Jon Winfile request the managing agent to set up a meeting with TAE's owner.

Onsite Maintenance

Jon Winfile suggested we get a list of all types of jobs and titles from Cleaning on Us. And check that they conduct background checks on their employees. Andreas Matzakos asked for a resume for candidates from Cleaning on Us. Marie Moore stated to have the onsite maintenance paint a small monument and have Cleaning on Us paint one to see who could do a better job. Ms. Moore stated that Adrienne Barker could go and review the monuments and approve them.

EXECUTIVE SESSION

The Board reviewed the status reports from Sears & Bennett.
The Board reviewed the Builder Contract.

SCHEDULE NEXT MEETING

The next regular monthly Board meeting is September 25, 2014 at 6:30 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00 p.m.

RESPECTFULLY SUBMITTED:

Jennifer Meador
Jennifer Meador
RECORDING SECRETARY

Marie Moore
APPROVED

9-25-14
DATE APPROVED