

Lake Olympia Civic Association

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON DECEMBER 01, 2016 AT 6:30 PM AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY, TX 77459

DIRECTORS PRESENT

Jonathan Winfile, President
Jim Gasper, Treasurer
Chad Parkhurst, Director

Adrienne Barker, Secretary
Nancy Hughes, Director
Ram Garg, Director

IN ATTENDANCE

Michelle King, General Manager and Veronica Davila, Community Manager were present representing First Service Residential, the Managing Agent. Nine (9) homeowners were present.

MISSOURI CITY POLICE DEPT.

November Officer's Report:

- 1 Theft of Property
- 3 Assault Family Violence
- 1 DWI
- 1 Stolen Vehicle
- 1 Lost Property

Additional Information:

- Reminded the Community about the "House Watch Program"
- Register personal property cameras on the Silent Partner website to assist in solving crime
- Be mindful of package delivery; make other arrangements while you are away
- If shopping, do not leave your packages in plain view within the vehicle
- Use padlocks on gates for criminal deterrence

HOMEOWNER FORUM

Topics of discussion:

- Landscaping crews not picking up clippings; blowing clippings and leaves into drains; not picking up trash
- Deed violations, specifically landscaping issues
- Landscaping and lighting in Lakeshore Forest
- Calls rolled over to FirstService Residential Care Center when Clubhouse is not staffed
- Replacement of Tennis Court Lights
- Security cameras for all gated communities
- Development of a Landscaping Committee
- Replacement of receiver at Flamingo Island gate; doesn't read remotes from a distance
- Tree in lake at Flamingo Island; HOA or MUD issue
- Distribution of Solar Panel information (non-homeowner)
- Inquiry on how to obtain information to respond to requests for proposal
- Monument repairs, stains
- Common area tree trimming
- Reinstallation of Beware of Gator sign at Flamingo Island
- General questions/comments regarding FirstService Residential performance, tenure of Board members, quality of landscaping services, decline in appearance of Lake Olympia as a whole

CALL TO ORDER

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 7:55 PM. Jonathan Winfiele, President, presided and Michelle King assisted in recording of the minutes.

ADOPTION OF AGENDA

Upon a motion duly made and seconded, the agenda was adopted as presented.

DISPOSITION OF MINUTES

Upon a motion duly made and seconded, the minutes of the Board meeting held on October 27, 2016 were approved as presented.

SPECIAL ISSUES

Landscaping Report:

- The Indian Hawthorne's are diseased which is why they appear to be dead; will need to be replaced
- Addressed the trash, monument repairs, blowing leaves into the drain, and treating ant mounds
- The holidays lights need to be LED rather than the existing, older lights; explore upgrading to LED for 2017 holiday season
- Explained why holiday lights were not turned on and if there was an error with the installation company
- Discussed right-of-way restrictions at main entrance/monument

COMMITTEE REPORTS

Lake Committee

- Oyster Creek Pier Bids
 - Must be permitted by Missouri City
 - Questions as to whether it needs to be handicap accessible
- Retention Pond Erosion
 - Best Solution is rip-wrap; broken-up concrete blocks to hold edges
 - Discussed the pumping out of Oyster Creek retention pond
 - Reserve Study allocates funds from 2015 and 2017 for retention pond repairs
 - Gary to provide plan of action for addressing/minimizing the erosion

BUILDER REPORT

- Fairmount Homes is not approved until further financial information is provided
- MHS Construction & Design, LLC needs Board approval; information will have to be provided in full before consideration. January Agenda item; if proper information is provided, it may be approved electronically

TREASURER REPORT

- The receivables are coming in
- G/L Other Income Flamingo Bridge
 - FirstService Residential to provide explanation of 2015/2016 transactions regarding Flamingo Bridge and how it affects financial standing of the Association

COMMUNITY MANAGER REPORT

- The Halloween party at the Clubhouse was a success
- Zumba classes proposal: offer classes to the Community for free and pay the instructor to provide the class rather than having the instructor charge the participants

ADDITIONAL BUSINESS

- Upon a motion duly made, seconded, and passed, the following were accepted:
Houston Sign Company's proposal for all signage

EXECUTIVE SESSION

Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

RECONVENE OPEN SESSION

- Upon a motion duly made, seconded, and passed, the management contract with FirstService Residential will be terminated January 31, 2017
- FirstService Residential will not be attending the Annual Meeting on January 10, 2017 but will provide administrative support leading up to it

SCHEDULE NEXT MEETING

- The Annual Lake Olympia Civic Association Annual Meeting will be held at the Clubhouse on Tuesday, January 10 at 6:30pm
- The next scheduled meeting of the Board of Directors is January 26, 2017 at 6:30 PM at the clubhouse.

ADJOURNMENT


There being no further business, the meeting was adjourned at 10:50pm

RESPECTFULLY SUBMITTED:

Michelle King
Recording Secretary



APPROVED



DATE APPROVED