

LOGAN GATE VILLAGE
SPECIAL DEPENDENT TAX DISTRICT
MONTHLY MEETING MINUTES
Monday, August 23, 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
Board Members Absent: Mark Dufva, Bill Daly
Others: Rick Pitrowski, Communities of America
Residents: 9

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

I. New Business or Public Comments

1. D Hardy reported that Referendum for a \$35 tax assessment increase will be on the ballot August 31, 2004 for consideration. A letter was also sent to every address in our Community explaining the progress and future plans for the Community and why we need the increase. In addition, the next issue of The Villager will be out prior to Election Day.

II. Approval of the Draft July 2004 Minutes

1. All board members present indicated they had read the draft of the July 2004 Minutes. A note regarding the minutes: M Kapon did not call the Sheriff at the last 'bubble' incident; they happened by. Motion by M Kapon to accept them as corrected. Second by CA Kapon. Motion passed 5-0.

III. Approval of May 2004 Treasurers' Report

1. CA Kapon presented the Treasurers' Reports for July 2004. Motion by M Kapon to accept the July 2004 financials as presented. Second by D Gilliam. Motion passed 5-0.

IV. Sheriff's Deputy Report

Officer Brian Pille, Sheriff's Department, was not present due to his vacation. CA Kapon reported that there's been little adverse activity in our Community: underage drivers, report of mistreatment of animals.

V. Homeowners' Association Report

1. D Hardy gave M Ruth all but one listing of the deed restriction for our Community. She will create a table/chart with the main points per section so that residents can identify their area and work on any improvements.

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

1. Tax Increase Referendum – all efforts are approved. It will be on the August 31, 2004 ballot.
2. County-donated Property Status – nothing new on this; still on County Property list. We will pursue this more eagerly after the election of our Representative.
3. Reimbursement of costs from wall and auto accident: a demand letter was sent to the owner of the auto by the Community's attorney, offering a payment plan to recover the costs of wall repair. We hope to have an answer by the next meeting.
4. There will be some additional tree trimming at no extra cost to us.
5. The sod that died has been replaced.

6. The dead tree on Monterrey has been removed by the County.
7. Back entrance – we did get the irrigation grant from the County who will pay for the complete project with the exception of approximately \$240, which is the difference between the usual 2" jack and bore and the 6" which we want. The County has ordering the jack and bore which should be completed by mid-September.
8. It will be requested of Ray and US Lawns to prepare a large section on each corner for more plantings. It has not been decided if possibly a Community group will do the planting.
9. Center Island at Henderson Rd. entrance – the irrigation system is apparently not adequate for the plantings we've done. We will try a different variety of plants.

VII. New Business

1. Residents and Board members have split up the Community and will distribute the door hangers to encourage residents to vote 'yes' on the request for an increase in the tax assessment within our Community.

VIII. Old Business

1. D Hardy is still working on the traffic calming project for our Community.
2. Back Park/Front Park Project – this will be a very slow process to make the back park an additional entrance/exit for our Community. It will require several public meetings. We will need the assistance of the County Commissioner and will pursue this after the election.
3. Sidewalks along Monterrey – they will be done but there is currently a cement shortage.
4. Town Meeting August 28, 2004 – considered a success as there were approximately 30 residents in attendance.
5. Back Entrance Planting – see VI.8.
6. Hurricane Season – D Hardy will put together Hurricane Guidelines for self improving the strength of our roofs and trusses. He suggested this website www.NOAA.gov for easy accessible information at this time.

IX. The next meeting will be September ⁷~~28~~, 2004 at the same location.

X. With all business discussed, motion by CA Kaponu to adjourn the meeting. Second by M Kaponu. Motion passes 5-0.

Submitted by: <u><i>Dana Gilliam</i></u> Recording Secretary Date: <u><i>9/27/04</i></u>	Approved by: <u><i>[Signature]</i></u> President Date: <u><i>9/27/04</i></u>
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