

Twin Branch Acres Neighborhood Meeting Minutes

February 2015 Working Board Monthly Meeting

I. Call to order

Michael Spoto called to order the regular board meeting of the Twin Branch Acres Property Owners Association (TBAPOA) at 7:10 pm on February 26, 2015 at the Spoto residence.

II. Roll call

There was a quorum, with the following board members were present:

Michael Spoto – President

Cathy Ryder – Vice-President

Paul Hauck – Treasurer / Interim Secretary

Brian Quigley – Unit 1 Rep and Landscape Committee

Maria Kelly – Unit 2 Rep and Bulletin Board Coordinator

Debbie Spoto (Website)

The following Board Members were absent:

Tammy Jacovides – Unit 3 Rep (with notification)

Dylan Richard – Unit 4 Rep (with notification)

Page Buck – Unit 5 (with notification)

Mireille Doffegnies - Equestrian interests (with notification)

Secretary (position is vacant, Paul Hauck is serving on an interim basis)

Two TBAPOA members were also present:

Helen Popovich

Diane Stern

Approval of minutes from last meeting: Paul Hauck emailed the minutes of prior meeting (January) for Board Member review. The minutes were approved with minor comments by Debbie Spoto and later posted to the website. Copies of the January meeting minutes were provided at the meeting by the Secretary for reference.

III. Updates from Board and Unit Reps

● Treasurer's Report

- Current February statement was provided in hard copy. Balance as of the meeting date is \$12,067.49, with a total of 129 membership dues received to date for this Fiscal Year (~53% of the property owners).
- Out of ordinary expenses for February include:
 - Corporate registration fee with State of Florida for 2014 (\$297.50)

- Two park benches from Belson Outdoors Inc. (\$1,511.27, with \$1,000 of this amount will be reimbursed by Hillsborough County).
 - Paul sent the annual register of expenses and receipts to our accountant (George Chagaris) for preparation of annual corporate tax filing in late January. Corporate filing is due by March 15, 2015.
 - It was noted that Bank of America levies a \$29.95 service fee for months in which the average balance is less than \$15,000 or there are more than 10 transactions. **Paul will visit BoA offices in future to investigate if this service fee can be waived for non-profit organizations.**
 - **Paul will check past e-mails from Cathy Ryder for reimbursement of expenses for Welcome Wagon, Halloween Hay Ride and Winterfest holiday notification and mail out.**
- Beautification Committee (Bryan Quigley)
 - Bryan Quigley noted that he will change out the entrance island seasonal landscaping in the coming weeks.
 - Bryan Quigley suggested that a volunteer day be scheduled for Saturday March 14 for maintenance activities at the entrance (weeding, fertilization, and mulching). A motion was made, seconded and approved for Bryan to spend up to \$400 for materials for the spring tune-up. **Cathy Ryder volunteered to see if her husband can procure mulch at his landscape contractor's price.**
 - Paul noted that the north fountain stopped working in late December. AquaPro Irrigation has been authorized to remove the pump motor and coordinate warranty repairs. He also requested that AquaPro complete the 3-year recommended preventive maintenance for the south pond (oil change).
 - Paul also reminded Ken of AquaPro of a recent request to contact Bryan Quigley with an amended quotation to extend the irrigation system along the north and south sidewalks in advance of future landscaping beds. As it turns out, there is already an existing irrigation line and control valve on the south side of the south sidewalk which will eliminate the need for water jetting a new pipe to the south side.
 - The recent award of a mini-grant by Hillsborough County was discussed. Debbie Spoto ordered two park benches from Benson Outdoor Equipment and the benches have been received and are in storage at STM on Douglas Road. Paul and Bryan will pick up the benches on Saturday. The benches will be inspected, assembled, and stored at Paul's house until the concrete slab is finished for each bench. It was agreed that the ideal place to locate park bench (es), was on the north side of the entrance road near the intersection of TBA Road and Horseshoe Road. Maria Kelly volunteered to investigate availability of Ralf Bauscher to install concrete pads for benches. If Ralf is not able, Paul and Bryan volunteered

to coordinate the placement of two slabs near the south and north ponds during the March 14 spring cleanup.

- Welcome Committee (Cathy Ryder)
 - Cathy noted that there are three new residents which will be welcomed in the near future.
 - Cathy suggested that an Easter Egg Hunt be sponsored by TBAPOA. One suggestion was that the vacant lot on north side of entrance could be appropriate for this event. Peninsula Landscaping will be contacted to request a mowing of this lot prior to Easter (April 5).
 - Debbie Spoto requested that Cathy provide her a copy of the official Welcome Wagon letter for storage in google docs and possible updating

- Safety Committee
 - Mike and Debbie Spoto offered to donate a legible “Neighborhood Watch” sign which they have in their possession for replacement of one of the faded signs in the neighborhood. **Mike will bring sign to the March 14 spring tune-up for installation.**
 - Proposal to install “No Solicitation” signs at the entrance to TBA was not recommended. The majority of the members were of the opinion that there are already more than enough signs located along the roadways in TBA.

- Equestrian Interests (Mireille Doffegnies was absent)
 - Paul and Mike Spoto visited the trail in January to review proposed repairs to two areas along the trail. An impromptu meeting with the Eva, owner of the lot at the site of one of the eroded areas along the trail took place in late January. A phone call from her husband has not yet occurred regarding their permission to perform the repairs on their property. **The goal remains to complete the repairs during the spring of 2015 to avoid heat and humidity. Paul and Bryan Quigley will coordinate purchase of materials and schedule date(s) for projects.**

- Special Projects Updates
 - Paul Hauck noted that he had a telephone conversation with Jeannette Seachrist of SWFWMD staff in charge of Surface Water Improvement (SWIM) program. The conversation requested consideration of a possible “stream restoration” project for Double Branch Creek system which runs through TBA. Jeannette promised to contact Hillsborough County Public Works staff (Dr. Ho and David Glickburg) that are coordinating the current water basin study. A stream restoration project

should be considered as one of the options for restoring the flow conditions of the eastern branch of Double Branch Creek.

- Paul Hauck noted that he made a second request of Hillsborough County Public Works for removal of trees limbs and other nuisance vegetation form the chain link fence along the northern border paralleling Linebaugh Avenue.
- The upcoming general elections meeting was proposed for Friday April 17 at Ray and Jan Colden's house. Debbie Spoto will inquire as to availability for this date, with an alternate date of April 10.
- A suggestion was made to use volunteers on March 14 to help trim trees and remove downed branches for the owner of lot at corner of Saddle Road and TBA Road. **Paul Hauck volunteered to contact the owner (Gloria Hoehne) and let her know of this offer.**
- Paul Hauck had previously requested Peninsula Landscaping to trim the bamboo branches along Racetrack Road to prevent contact by pedestrians on the sidewalk. The work appears to have been done.
- It was generally agreed that the electronic speed sign and nearby speed table were located too close. **Dylan Richard will coordinate with the Hillsborough County traffic Division for relocating the electronic speed sign in Unit three to an area further away from the speed hump in the area.**

IV. Projects outside of neighborhood:

- Paul Hauck noted that Hillsborough County will be expanding the Northwest Regional Wastewater Treatment Plant which is located along Racetrack Road, south of the Waterchase area in the coming years. This project may also include wetland mitigation and trails for public use (pedestrian and equestrian). Although it is not certain that this project surface water drains into the Double Branch Creek, if it does, there may be some opportunity for this project to serve as the catalyst for improvements to the Double Branch Creek in TBA.

V. Old business

- The prior concerns expressed by several TBAPOA members on Maverick Road were further discussed based upon recent communications with the adjacent property owner. The neighbor continues to be concerned over the evolving conditions which affect their quality of life. It was agreed that the TBAPOA Board does not have jurisdiction or legal authority to intercede in this matter. The Board recommended that the concerned residents document their concerns in writing with the facts and formally present their concerns to an attorney.

VI. Next Meeting

- Next meeting will be a social and general membership meeting on Friday April 17 @ Ray and Jan Colden's lot in Unit 4 at 12310 TBA Road. Annual elections will be the primary agenda items.

Michael Spoto adjourned the meeting at 8:53 pm.

Minutes submitted by: Paul Hauck 3/1/15