

PROPERTY OWNER'S ASSOCIATION MEETING
Pioneer Trails Pioneer Trails Phase, I, II & III, Inc.
4265 US Highway 98 North
Suite 573
Lakeland, Florida 33809-3817

MINUTES OF JUNE 16, 2006 MEETING
Grace Community Church
Sleepy Hill Road
Lakeland, Florida 33810

The meeting was called to order at 7:00 P.M. by President, Roger Farris.

Those in attendance were property owners, Mr. & Mrs. Robert Hilterman, Mr. & Mrs. Paul Stratton, Mr. & Mrs. Phillip Rose, Nancy Stern, Pat Sussick, Mr. & Mrs. Peter Blais, Mr. & Mrs. Chris Martin, Dr. Paul Romine, Mr. & Mrs. Josef Schneider, Terri Moriarity, and Mr. & Mrs. Roger Farris.

PURPOSE OF THE MEETING

Purpose of the meeting was to establish specific purposes for future meetings, and to receive feedback either positive or negative and to address the issues at hand. Specifically; a review of what was promised during the February meeting and what has or has not been achieved.

Modified Roberts rules of Order were reiterated.

PREVIOUS MINUTES

Reading of the previous minutes was not done as well as reports by the Secretary-Treasurer. The Neighborhood Watch Updates were also not given, as the chairperson was not present.

There was no correspondence to be read by the Secretary.

OLD BUSINESS

ENTRY SIGN – Permit status is unknown as of the date of the meeting, 6/16/2006. Merle H. Bishop is to get back in touch with Mr. Farris regarding the permit.

BUS STOP – The original plan has been denied by the County. Modifications will be made and resubmitted. Peter Blais of the Maintenance committee suggested that we wait until school begins before erecting the shelter. There's no need for it in the summer and it will be a little cooler by then to make work on it easier.

NAME CHANGE – The name change of the Association has been voted on and approved by the property owners. The new name of the association is now PIONEER TRAILS PROPERTY OWNER'S ASSOCIATION, INC. having been changed from the existing name of Pioneer Trails, I, III & III, INC.

CODE VIOLATIONS - Violations concerning abandoned homes and untagged vehicles were briefly addressed. A "Tag it or lose it" approach shall be enforced. Violators will be dealt with on an individual basis. After a generous thirty-day notice, the violations will be automatically turned over to County Code.

WETLANDS/RETENTION POND/SWFWMD VIOLATIONS – Metal signs are to be placed at strategic entrances to the wetlands. Mr. Hilterman addressed the problem of BB guns. ATV's are also a problem in the wetlands. This seems to be from people outside of the development.

ILLEGALLY PARKED VEHICLES – If you know for certain the vehicle is illegally parked, contact the Sheriff to tell them your intent. They will give you permission to contact a Towing Company which negates the caller from being responsible for the billing.

DRAINAGE DITCHES – Clearing of the drainage ditches was brought up. Several property owners have stated that during recent storms that standing water is becoming a problem in certain areas. The county is to do a check to see if it is their responsibility or that of the Property Owner. Nancy Stern is doing the follow up with this. At first we were told our roads belong to the county and that they are going to assess our drainage issue. Next we're told that our roads are private and as such the County is not responsible.

ARTICLES OF INCORPORATION – This topic was introduced to advise the residents that the September meeting will be held primarily to consider changes to be made in our Articles of Incorporation. There are certain outdated items we should rework and forward to the State of Florida for consideration. Residents were encouraged to read them and suggest changes that would clarify other points of interest for the Association. Once the changes are suggested and approved, they will be presented at the first meeting in 2007 for finalization.

BURNING – Cease and Desist! There is a County wide burn ban on at this time. Any burning must be **250 feet from nearest occupied building**. That eliminates any burning entirely within the Association Property. Our Articles of Incorporation specifically denies burning within the grounds. Polk County also requires a permit to do burning.

DOOR-TO-DOOR SALES – This is a NO SOLICITING development. Vendors must have a license or permit. You may receive deliveries at your home but they may not solicit neighbors without it. Certain religious groups and charities are exempt from this restriction.

ASSOCIATION ASSESSMENT FEE – Discussion was held as to the necessity of the \$60 a year dues and reason was presented once again to justify that amount. It is written within the Articles of Incorporation. Failure to pay because one disagrees with the policies and/or procedures of the Association or they don't feel like paying or they don't believe they're benefiting from the fees is not an option. The State of Florida says it's legal and everyone will obey the law. No exceptions.

Paul Stratton voiced the validity of the dues and why they are administered.

Nancy Stern voiced concern as to why there was a time lag in the disposition of her situation with the title company. Nancy had contacted Terri Moriarity and Kay Elliot when they moved here last August and questioned the validity of the fees they were being asked to pay. The disagreement was forwarded to Roger and settled with the original Title Company. They were correct in that the fee was unjustified and not owed to the Association. The matter is considered resolved.

PAST DUE ASSOCIATION DUES – Budget is approximately \$5800 a year. Ideas were presented and questions raised as to how we can recoup the monies lost over the past years in outstanding dues. It could be wiped out, trust they will pay, send letters regarding liens in the future, or they could make payment arrangements. Mr. Stratton, speaking from experience, stated that most judges would throw it out if a lawsuit were presented for outstanding amounts in excess of two years. It was made clear the Association is in trouble if we do not aggressively collect the dues. At the present time there is approximately \$8900 in the account.

A MOTION was made to forgive all arrears unpaid before 1/1/2005. The PROPOSAL stated that after the aforementioned date, all residents are legally bound by the Florida Statute 720 to pay their yearly dues in a timely manner or be subjected to late fees and/or a lien to their property on the unpaid balance. The MOTION was forwarded by resident Paul Stratton, and seconded by Dr. Romine. The PROPOSAL was passed by an almost unanimous vote. Those who have unpaid balances from 1/1/2005 to present, will be given a one-time notice of this before the lien is filed. They will receive a copy of the filed lien and upon proof of the satisfied lien, the Association will furnish them with the removal once it's accepted by the Clerk of Courts.

NEW BUSINESS

COMMITTEE REPORTS

Joan Blais/Nancy Stern of the Community Involvement and Events Committee gave a report of their progress as well as the next event for the Community,

which will be the Fourth of July Pot Luck Picnic to be held on the 2ND of July at 1:00 P.M. in the Common Area in the back of the development.

Events Committee – Nancy Stern and Joan Blais presented the first event – a Fourth of July Picnic. A small budget was discussed. They are to meet and present to the Board a proposal for a budget. It was decided that Tickets for the 4th of July Event might be a good idea in order to keep people out who do not live here.

Maintenance committee – Peter Blais is in charge of the Maintenance Committee as well as Code Enforcement. He will handle the issues surrounding the bus stop. Mr. Schneider volunteered to help with the Maintenance Committee.

Sign – The PVC panels have been donated by one of the Property Owners. The lattice is not part of the sign.

Newsletter Committee – At this time there is no one signed up for this committee.

SPECIAL ASSESSMENT – We will discuss at the first meeting in 2007 the probability of having to place a special assessment. At that time the Articles of Incorporation will be reworked to better suit the needs of the Association.

WEB PAGE - Mr. Farris, President brought it to the attention of the Pioneer Trails Homeowner's Association that the POA Web page is now paid for. There is a nominal fee of \$50 yearly for its maintenance. This web site was created by The O'Neal Solution of Cordova, TN and is someone very well known in the field of web design.

The meeting was adjourned at 9:00 P.M.

Respectfully submitted to the Board of Directors

Donna Rose, POA Secretary