

Alden Pines Homeowners Association

Annual Members Meeting

March 9, 2010, Alden Pines Olde Clubhouse

Chair Max Navia called the meeting of the Alden Pines Homeowners Association (APHOA) to order at 7:05 pm and led the Pledge of Allegiance to the U.S. Flag.

Max Navia introduced new members that were present and the Board of Directors.

Copies of the 2009 Minutes of the Alden Pines Homeowner's Association Annual Meeting were handed out for everyone to read. A Motion was made by Jessie Browne and second John Abair to accept the minutes as written. The motion was passed.

Copies of the 2009 Treasurer's report were passed out for everyone to read. It showed a beginning balance of \$11,236.67 and an ending balance of \$10,360.86. Total Income was \$3,600.07 from Membership payments and the pig roast. Total expenses were \$4,475.88, with extra expenses spent on Landscaping and Legal Fees regarding weirs. A Motion was made by Dick Gentry and seconded by John Abair to accept the Treasurer's Report. The motion was passed.

Social Committee Chair Chris Dixon reported that the 2009 "Welcome back to Alden Pines Pig Roast" was successful. The next one will be 11/7/2010. Chris thanked the Committee for their support and asked if anyone was interested in joining the committee or had suggestions to contact her.

Landscape Committee Chair Jessie Browne reported that it has been too cold to do much work this year. Dick has done some fertilizing and will do some pruning and weeding at the front entrance in the near future. Jessie thanked all the people that take care of their cul-de-sacs near their homes and asked people to let her know if there are any suggestions. Dick has put special fertilizer on pine trees planted and asks if anyone knows why they are turning yellow or how to help the trees to contact him.

Architectural Review Committee Chair Dick Jones was not present. Max has talked to him and there is nothing to report regarding new construction at this time.

Old Business

Farm Worker Housing - Mitzi Sanders reported that it was voted down by the Commissioners and a Special Magistrate and believes that the issue is closed. Duke O'Malley asked if they are required to put Willow Lake back in. Mitzi did not know the answer to this and said that she would try to find out and report back to the Board.

Communications Booklet – Max Navia reported that an emergency contact booklet for the homeowner's has been put together and distributed to the Board Members. He invited homeowner's that have not supplied their information to contact him to be placed in the booklet.

Website – Bill Davis reported that when we put a counter on the website last year it said there were 300 hits. It is now at 1700 hits. The minutes from the 2009 meeting have been posted on the website. The letter the board sent out about the General Membership Meeting and the weirs has been posted and the Minutes from this meeting will be posted along with drainage information.

He encouraged everyone to submit more pictures and if anyone wants to submit article to be posted he would put them on.

New business

Newsletter – Laura Nelson reported that the Community Newsletter has been named the “Alden Pines Between the Lines”, submitted by Nancy Dunn. She plans to have a Spring Edition out soon and she encouraged everyone to submit information to the Board to be included.

Elections were run by Max Navia. A position for a new Board Member is available along with the election of Secretary and Treasurer for 1 year terms was conducted. Max was thanked for his service on the Board as his term is completed. Nominations from the floor were opened for each position.

Board Member Nominations: Max Navia was nominated from the floor and second, Max Navia accepted the nomination. Helen Shanley was nominated from the floor and was seconded, Helen accepted the nomination. John Abair was nominated from the floor and seconded. John declined his nomination. Ballots were handed out for the members to select between Max Navia and Helen Shanley for the new Board Member. Max Navia won 16 to 10.

Secretary (1 year term) – Mitzi Sanders was nominated from the floor and seconded. Mitzi accepted nomination. Duke O’Malley was nominated, but gracefully declined nomination. Bill Davis moved to close nominations for Secretary and was seconded by Dick Gentry. There was a motion to accept Mitzi Sanders as Secretary to the membership and seconded. Mitzi Sanders was elected by acclamation.

Treasurer (1 year term) – Mary Navia was nominated from the floor and second. Mary accepted the nomination. Bill Davis moved to close nominations for Treasurer and was seconded by Laura Nelson. A motion to vote Mary Navia as Treasurer by acclamation was made and seconded. All were in favor, motion carried.

A motion was made and seconded to close elections, all were in favor and the elections were closed.

Member input

The Board asked if there was any input by the members other than the subject of the weirs at this time. There was nothing presented at this time.

Drainage water issue/Weirs

Bill Davis passed out an update on the surface water drainage system for Alden Pines. A History and Options sheet were also handed out to the members when they signed in. Bill briefly explained the history of the situation.

A - Review Boards letter of January 8, 2010:

In 2005 the South Florida Water Management District (SFWMD) responded to a complaint of water drainage problems at the golf course. At this time SFWMD discovered 2 weirs that were not installed according to the permit. The weirs should have been installed by the original developer in the early 1980's. In 2006 Alden Pines Country Club was ordered to install the weirs and have the drainage system certified. In late 2009 the SFWMD suggested this work be done before November 2010 because of new standards that will be adopted.

Bill explained the purpose of a Surface Water Drainage Plan and why it is required for any land use development. Mainly a new development must not affect the existing movement of rain water across the area being developed so that it would adversely affect properties upstream or downstream.

Weirs and 3.8 ngvd levels were explained – a weir is a dam that retains some runoff water and allows a metered flow through. The overflow top of the weir is 3.8 feet. This does not mean that water on the golf course will be up to that level. This means that water will not spill over until it reaches that height. The level in the ponds will raise about 1-2 feet. Stu and Bill looked at this and believe that the homeowners will not experience flooding from rainfall. But the golf course will not drain as quickly as it does now, therefore the course will have less play (take more days to drain) and the grass may die.

The APHOA is not the “operating entity” named in the permit and will not have the responsibility of maintaining the system according to our attorney. Who is responsible for the maintenance of the system? Actually, everyone who receives a benefit from the drainage system i.e., every property owner, including the golf course owners. This is the opinion of our attorney, and that of the water district.

The Board has hired an attorney, visited consulting engineers and met with the water management district. If the weirs are not in by November the SFWMD may try to fine the Golf Course and the property owners.

Questions from the floor:

Are Stew and Tom (Alden Pines Country Club) going to put in the weirs?

Did the County install drainage on the land between the golf course and the gulf?

B – Meeting with our Attorney & Consulting Engineer

A consulting engineer was hired by the Golf Course to present the case to the district. A variance was asked for but, the district said that would require the entire system to be updated to the 2008 standards which are more severe than the 1980 standards that the permit was originally written to. And there are new standards coming out in 2010 that are even more stringent.

The golf course will probably put the weirs in, because it will not be able to operate without doing so. But they may not be able to operate if they do put them in because of the water levels killing the grass. The Districts main goal is to have the weirs installed and the system permitted. They express a desire to close this issue as soon as possible

Question from floor – what a weir looks like? Bill drew picture of what water district is asking.

C – New information and discussions with our Attorney

The big issue is who the “operating entity” will be. Our attorney has pointed out that all parcel owners at Alden Pines and the Alden Pines Country Club are beneficiaries of the system. Therefore all are responsible for maintenance, repair and operation. The Board feels that all should pay their fair share of the cost.

Options on the “Operating Entity” -

The Golf Course is leaning toward taking this on. The APHOA will not take this assignment because of the liability. Aphao could offer the golf course assistance in the construction of the weirs and system maintenance. The golf course has replaced and maintained system up until now thinking that it was their responsibility.

Options for the Membership to decide how they would like the Board to proceed:

1. Do nothing at this time.
2. Partner with Alden Pines and support them to be named “Operating Entity”.
3. Work with SFWMD to create Municipal Service Benefit Unit (MSBU) that would tax all responsible and appoint operating entity and distribute funds.

The Board recommends Option #1 – Wait for the weirs to be installed and certified and see who is named the “ Operating Entity”.

The Board opened the discussion up to the floor to see what actions the members wanted the Board to take. Stu will probably begin construction at the end of season, May/June, since the installation of the weirs will disrupt some play on the course. Motion from the floor for the Board to exercise option 1 was made and seconded. The Discussion was opened to the floor. It was said to find out who owns the property between the gulf and the golf course and see if the County did put drainage in for her. In the future find out if state representative Trudy Williams will help, when and if needed. Disbanding the homeowners association may be required. It was asked who the water district is. Bill explained it consists of approximately 150 employees. The head of this regulatory agency is appointed by Governor.

A motion was made to close discussions and accept recommendation of option #1.

Motion carried.

Max Navia said that it is possible that there will be a meeting in the fall and that the APHOA board may ask for an increase in dues in the future to cover these costs.

Meeting was adjourned 9pm

Directors

Bill Davis

Max Navia

Mitzi Sanders

Secretary

Mitzi Sanders

Treasurer

Laura Nelson
Jim Fox

Mary Navia