

**Town Park Condo Association, Inc.**  
**2012 Minutes of Board Workshop**  
*Unofficial Minutes*

Date: Tuesday, January 31, 2012

Time: 6:30 pm

Location: Town Park Clubhouse

Board Members Present: Robert Miller, Jeanne Schulist, Karen Hollar, Linda Stryjak

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**Call to Order** - by Linda Stryjak, Sergeant at Arms, @ 6:30 pm

**Review and Update 2012 Rules and Regulations** - The board members completed the needed revisions to the 2012 Rules and Regulations. Robert Miller, President, referenced the importance of this document as "a guideline for the community's health and welfare." This document will be published upon board approval at the February 7, 2012 Board Meeting.

**Clubhouse porch update** - Robert Miller, President, and Linda Stryjak, Sergeant at Arms, addressed the clubhouse and pool patio expansion plan. Robert Miller suggested this happen with a visual for owners as well as a 3 stage plan. Robert will continue to research potential vendors as well as diagram the overall plan to present to lot owners for a future vote.

**Swimming Pool** - 7 bottlebrush plants have died and need to be replaced. The cost is \$10 per plant and will not affect any future pool/porch plans. Robert Miller, President will continue to pursue this vendor regarding the replacement of plants.

**Road Repair** - 4 Town Park lot owners have addressed specific concerns to Robert Miller, President, regarding water pooling on the road and pavement washout. Robert Miller will talk to Tildon and Richard Smith, Wilderness RV Resort Owners, about future paving jobs in the Park; considering whether these low lying areas can be addressed and repaired at the same time. Jeanne Schulist, Vice President, also encouraged all Town Park residents to reference the St. Johns Water Management website to understand watering times and water conservation in our County.

The website is: <http://floridaswater.com/wateringrestrictions>

**Bosshardt Guidelines** - Linda Stryjak, Sergeant at Arms met with Wendy Thrower, Condo Association Manager (CAM) this past week regarding amendment and proxy votes, financial questions, and committee clarification. Bosshardt will continue to welcome a sit down meeting for budget, committee, and any other questions we have as we move through this year.

**Committee Sign up** - Robert Miller, President, shared Committee Philosophies and will have signup sheets ready at the February 7, 2012 Board Meeting.

**Open Forum** - Discussion ensued regarding violation enforcement of Town Park Rules and Regulations, Architectural Standards, and Bosshardt's role in the

process. The revised Rules and Regulations will create a guideline to minimize infractions.

Clubhouse supplies i.e. toilet paper, paper towels, cleaning supplies should be conveyed to Brian Malloy's Cleaning Service via a Board Member. Individuals or committees should not be purchasing these items.

Meeting Adjourned @ 8:00 pm

**Next Meeting -**

Board Meeting - Tuesday, February 7, 2012 @ 6:30 pm, Town Park Clubhouse

Submitted by Karen Hollar, Secretary