

# **Fox Chase POA Board MARCH Meeting Minutes**

**Wednesday- May. 21, 2025**

## **1) Meeting called to order 7:00 PM**

Pledge of Allegiance

## **2) Board Attendance**

Sharon Cuevas - building 5  
Tony Ringelspaugh- building 2  
Bob Wiewiura- Townhomes B  
Greg Smith- The Lakes (on the phone)  
C. Sue Elverson- building 3  
Judi Klubes- building 1  
John Rowles- manager from "Harbeck Hospitality"

## **3) Roll Call of the Board of Directors to confirm a quorum**

### **Guest from Blue Stream Fiber:**

Ryan- exploring building out fiber optics  
Only bulk/ HOA and Condos from Tampa Bay Area  
Estimated costs currently in negotiation  
SLA- service level agreement- potential future increase  
Very competitive rates, average 60% savings, increased reliable service, better internet  
Blue Stream Fiber wants to be a partner not a provider  
10gig router, no charge for router

## **4) Reading and approval of Board of Directors meeting minutes**

Table the minutes since they are not printed into the books

Motion Approved By: Tony

Second By: Judy

None-opposed

## **5) Report of Officers-**

### **Treasurer Report-** (for month of April)

Sue: I have computed this report based on information of actual amounts, after meeting with Harbeck Hospitality to separate the monies that have been collected, as well as spent, for Special Projects, from the normal operating income and expense amounts.

Total Revenue: \$31,630.44  
Total Operating Expenses: \$40,520.16  
Non- Operating Expenses: \$2,480.69  
Total Expenses: \$43,000.85  
Net Income Gain: \$ \_\_\_\_\_  
Net Income Loss: - \$11,370.41  
Total Delinquencies: \$11,131.34

Tony: I have instructed Tammy to cross references any delinquent unit owners and transfer them directly to the attorneys to lower the number over the next few months

Sue: POA asked for separate line item from Harbeck Hospitality

Motion to approve the financial report by: Greg  
Second By: Tony  
None-opposed

### **6) Manager's Report**

John: Meeting for next Wed. for all presidents of all the associations May 28, 2025

### **7) Old Business**

#### **A) Sprinklers**

- Sprinklers barely working
- Awaiting bid for the replacement for the front from Juniper Company
- New zones and mains needed
- Looking at reimbursement from the damage caused from construction
- Recent meeting with Johnson Development- Jake promised replacement of trees, shrubs etc.- this will be in writing from their attorneys
- New path needed to get machines in and a pipe for the water line
- Tree discussion continued...

## **B) Gate Meeting**

- Problem with Pinellas County resolved
- Permit has been applied for over 90 days ago, follow up
- Violation letter received however no permit is issued yet
- Permits finally received May 20, 2025
- Power will be up and running and gates will be installed this weekend
- Watchman App class will be provided
- \$6 cards for new renters, \$30 for lost cards, visitors will have their own code
- Owners/renters will have their own code to open gates directly from their phone
- Once the gates are working, gates will stay open until everyone learns how to operate, for the first few weeks
- Tony will be programming cards, current cards owners have will work the way they are
- Tenants will need to provide a lease for proof
- Owners will need to provide proof of purchase or Driver's License
- More discussion about the reasoning for the gate sides

## **8) New Business**

### **A) Clubhouse Rental Rules**

- If the Clubhouse is rented out, it will be closed to the public
- Future decisions regarding the rules need to be voted by the owners, not the board
- Exclusive rentals for up to 4 hours
- Fees for rentals need to be revisited and raised
- Sign needed on the door to notify community that there is a private event
- Wall partition option
- Committee needed to be formed (not by board members) to make the rules  
(Shawn, Debbie, and Liana) volunteered to be the new clubhouse committee  
After discussion, board can adopt or deny

### **B) Pool Security**

- Multiple parties have been at the pool this past Sunday that got out of hand
- Empty water bottles were floating in the water during a party
- The pool was too crowded
- Office should be notified before a party, booked in advanced and have set limitations

- Pool capacity is 50 people, signs need to be clear about Do's and Don'ts
- Possibility of a lifeguard for the weekends
- Parental supervision needed especially by the poolside
- Limits on size and amounts of floaties

### **C) Fireworks**

- Testament read by Sue about dangers, noise, and cruelty of fireworks
- Pinellas County already has rules for Fireworks

### **Names to become Director Board Members:**

-Kelly Love

Motion Approved By: Sue

Second By: Bob

-Michelle Clark

Motion Approved By: Bob

Second By: Sue

-Bill Jensen- Denied

### **Open Forum-**

**Thank you for new sign by the Garbage Sign**

**Next Meeting:** Wednesday July 30, 2025 at 7 PM

Motion Approved By:

Second By:

None-opposed

**Meeting Adjourned at: 8:20 PM**

**Director of Minutes: Stephanie Tucker**

**Thank You**