

MINUTES & NOTES
LAWN / LANDSCAPE / IRRIGATION Committee Meeting
Kings Point Federation Conference Room
January 20, 2010
3:00-5:00 PM

OPENING:

Chair Larry D'Agostino called the meeting to order at 3pm.
Vice-Chair Evelyn Weissman called the roll:

Present:

Larry D'Agostino, Chair.	Area 1: Tom Canter, Dennis King, Sheila Houlihan
Evelyn Weissman, Vice-Chair	Area 2: Dallas Marme, Marge Hile,
John Cornelius, Valley Crest	Area 3: Hank Hosman, Jerry Kleinman
Paul Woods, OLM	Area 4: Ed Heath, Don Wolbert
	Area 5: Ken Hinkley, Barbara Flagg

Absent: Joe Anderson, Bob Mathews, Linda Maslyk, Peter Schmidt (Continental Group), Ray Glover, Richard Singer (Federation)

A quorum was established.

BUSINESS:

Approval of past minutes:

Chair D'Agostino called for a motion to approve the regular meeting of December 16, 2009. Unanimous approval and motion passed.

Chairman's Comments:

Larry D'Agostino reminded those present that ValleyCrest's contract does not call for shrub and turf replacement unless it was due to their proven negligence.

Unfinished Business:

A - Mulch:

John Cornelius reported that to date, 91 associations' mulching had been completed. There are 8 associations who have declined mulching; The Federation asked Peter Schmidt of Continental to send these associations a letter informing them that they will be mulched by the end of February unless they come up with a Fed-approved alternative by February 1.

D'Agostino reminded that due to the associations' contractual (through documents) cooperation with the Federation on bulk contracts, and in exercising its responsibility to all associations to maintain certain horticultural appearance standards community-wide, mulch to a 2" depth in the appropriate places is a requirement.

Chair D'Agostino stated that based on community-wide input, the committee is recommending that starting with the next fiscal year, the mulch be included in the grand total of services provided by ValleyCrest to simplify book keeping and provide necessary flexibility in its application.

New Business & Reports:

Sub-committee reports & responsive comments:

Pruning & Edging (ValleyCrest contract pages 22-23; Exhibits A & B) – E. Weissman: Suggestion – revise Request for Landscape Alteration form to use the word 'homeowner' when the homeowner is responsible.

- . All suckers should be removed as soon as possible.
- . ValleyCrest supervisor should inspect all common areas and report problems to the association POC; supervisor should walk the property at least twice a month.
- . Associations should be advised when the loop system is down, leaving notes with the POC.
- . Who is responsible for landscape outside of the perimeter of an association?
- . Main concern is: not maintaining ALL areas around a unit – can it be all-inclusive?

An older association may have very little of its original plantings left.

John Cornelius advised that the current limits be observed; it is unfair to an association that Hasn't done any additional plantings to pay for everyone else's. Also, specialized treatment take time and would substantially increase time spent and therefore contract cost.

- . King suggested that associations hire a small contractor to take care of residents' plantings; several are doing this already.
- . Contract and service perimeters should be the same for all associations – no exceptions.
- . Regular inspection and service of pumps should be observed, per manufacturers recommendations.
- . Upgrade recommendations should be reconsidered for associations unable to afford them; there should be discussion of ground cover extension and mulch to help.

Paul Woods of OLM focused on pruning:

- . Private plantings placed in common areas are Valley Crest maintenance responsibility.
- . Pruning standards set by an association must be uniformly applied association-wide; otherwise, too time-consuming for Valley Crest & cost must go up.
- . There should be an additional fee to an association if it asks Valley Crest to clean-up or maintain private planting areas.

Marge Hile:

- . Exhibit F- Boundary Descriptions – some may need re-defining. Better to define service area this way than 'original plantings'. What WERE original plantings?
- . Exhibit B- maintenance frequency – tree pruning – Cornelius clarified that the contract content is based on industry standards, but that ValleyCrest observes individual associations' tree requirements but will customize to a specific tree's requirements.

- . Palm trimming: Discussion of language: "trim as needed", as opposed to a specified number of times annually: Cornelius reminded: 'as needed' is better, because a specified number of times limits if more is required.
- . Window shrub trim heights: Cornelius reminded that ValleyCrest attempts to maintain the original appearance intent of the developer. Goal is that everything in an association looks uniform, without compromising any plantings' health.
- . Weeding frequency: Paul Woods reminded that the contract language clearly states that contractor shall remove any and all weeds in common area beds, inspected 52 times a year. Even if the weeding isn't done weekly, the expectation is there.

Paul Woods: supports continuing on-going tree maintenance to industry standards, as specified in the current contract. Trees are better prepared for hurricanes.

D'Agostino asked if all committee members were in accord with pruning according to industry standards which are largely set by the University of Florida's Horticultural department. All agreed.

New Business:

1. Suggestions on how to improve lawn and landscape conditions in the coming year:

- . Committee members should be able to approach ValleyCrest area managers with problems they are aware of. Cornelius said, ok, but for optimum resolution of problems it is best to stick to the POC system in place.
- . What to do about frost damage: Cornelius advised, but since this meeting printed copies of specific advice from ValleyCrest was distributed to every association president.

2. Meet with presidents of up front associations on improving their horticultural appearance:

- . D'Agostino suggested: This committee schedule meetings with them to find out what their concerns and problems are in maintaining good appearance. This committee is sure the entire community would like to see them looking good, as these neighborhoods are the first thing seen when entering Kings Point.

3. Submersible pump for Manchester I.

D-Agostino explained: After new pumps were put in the loop, it was determined that Manchester I, being at the end of the loop, still didn't have enough pressure to furnish adequate irrigation pressure in it. A submersible pump for just this association is the best cure (as it was for the other Manchesters), but must be approved by the Master Association. Technical issues must first be resolved; Cornelius will work with the

Master Association to resolve all issues so that this logical cure can move forward. An added benefit is that if Manchester has its own pump, there will that much more pressure on the front loop system.

Visitor Comments:

Marianne Jahns, President of Yorkshire, asked for clarification from ValleyCrest how the initial landscape and irrigation survey was done at the time of their return in April 2008. John Cornelius explained.

Kirk Hoffman, Acadia – Needed explanation of Valley Crest’s service boundaries, re, trimming of shrubs, and why ‘no-trim’ signs can no longer be used. Dennis King answered.

Dennis King asked if the freeze ‘took care’ of the gray spot fungus from last year. John Cornelius answered , ‘not necessarily.’ If another high-moisture condition arises this summer, it will have to be monitored again.

Barbara Hanton – Bedford H – asked ValleyCrest how they handle excess leaves. John Cornelius responded that some other associations have ordered vacuuming as an additional charge service.

Next meeting:

Federation Conference room, 3-5pm: February 24th ,.

Adjournment:

Chair Larry D’Agostino adjourned the meeting at 5pm.