

Council of Presidents
January 25, 2016 Meeting
Minutes

The meeting was called to order at 3:00 by Ralph Hodges. There were 24 individuals representing 21 HOA's in attendance. Four of the attendees also serve on the POA board.

Jim Taccone with FirstService Residential was in attendance.

The action items outlined in the minutes of the March 6, 2015 were reviewed and updated.

The update is noted in blue after each action item.

- A traffic study by an outside firm will be done for the entire property. Recommendations will then be submitted to the Village. One possible result is a Traffic Control Agreement that would allow the village police to enter the property.

A traffic study was done. It is not feasible to meet the standards required for the Village police to patrol inside the POLO Club. An example is the cost to erect new stop signs that meet the code would cost \$100,000-\$150,000.

- Speed bumps. The current bumps are temporary until the traffic study is completed. Speed bumps to be used long term will be less severe.

The speed bumps had to be removed and it is not feasible to meet the Village of Wellington requirements in order to install.

- Need for a sidewalk on Polo Island Drive

This being referred to the Village of Wellington's engineer. The width of the property owned by either the POA or HOA along the street makes this difficult.

- The POA will be upgrading the lighting at the two entrance gates and then working inward.

The lighting has been upgraded at the entrances. New transformers need to be installed in order to effectively light Polo Club Road. The one that is being worked on now is the one that serves the corner where the road takes a 90 degree turn after entering the east gate. The projection is two weeks. The next section of Polo Club Road will be illuminated within the next two months down to Long Meadows. However, next week the current lights that have electricity will be check for any burned out bulbs.

Upgrading the lighting is the number 2 capital improvement priority after the irrigation.

- The Architectural Review Committee meets the first Monday of every month at 10:00. It may become a requirement that an authorized representative of the HOA's ARC and the homeowner attend the POA architectural review committee when making application.

This committee has been meeting. No changes have been instituted in the requirements

- The POA will be more engaged in requiring the HOA's to adhere to architectural standards (i.e. power washing roofs when necessary) and upgrading landscaping.

Jim Taccone completed a survey of all properties in September and sent a report to the HOA's if action was required within a community. The feedback and cooperation has been positive. This will be done annually.

- There continues to be an issue with contractors and vendors parking on both sides of the streets as well as overnight parking. Security will continue to address.

This is an ongoing issue. One suggestion was to have a sign at the various gate reminding contractors of this requirement. The POA is looking into a fining mechanism and restricting decal access for repeat violators.

- It was recommended that the POA security vehicles not using their flashing lights while on routine patrol. This was agreed.

Security no longer uses the flashing lights.

- The POA will be providing a welcome package for each new resident.

This is being worked on.

- Jim Taccone will determine if the new flood map has become official.

Jim will research and report at the next COP meeting

- Big Blue

The litigation between the Village of Wellington and Polo Club Holding is still proceeding with a conclusion approximately a year in the future. The Village continues to fine.

New Discussion:

- Discussion regarding the danger of turning left out of the West Gate onto South Shore. The Village will be contacted about reducing the speed limit on South Shore near this entrance and the feasibility of installing a yellow blinking light. The POA will conduct a survey of all residents whether they would be in favor of requesting the Village to redesign the traffic island so that you can only turn right out of the west gate.
- Dog Park. There are no immediate plans. The judge's ruling on the Village of Wellington v. Palm Beach Holdings will dictate what may be done in the future.
- The POA will create a checklist of how residents can protect their property during the off season and distribute to all HOA's. This can then be distributed to the individual homeowners. Some examples are maintaining a temperature of 78degrees and turning off the water. These issues are especially important in those communities where residents share a common wall.
- Certain parts of the sidewalk along Polo Club Road have pot holes, cracking and unevenness. A road reserve fund is being used as the budget permits to repair these conditions.
- A question was raised as to the crime statistics within the club. A link will be put on the POA website to a crime mapping site that will show crimes by category within various distances from an address. We have very few incidents within Palm Beach Polo. The property thefts are generally crimes of opportunity. Jim Taccone will give a report at the next meeting.

Reports

- Doug Hundt provided an update on the irrigation improvement project. This was designed in three phases. The first two phases are complete. The third phase is scheduled to start in mid-2016.
- George Tauber advised that the website enhancements are scheduled to be completed by April 1. There is a discuss whether a "push or pull" approach is the best way to get information to our residents. We currently have email address of approximately 800 residents. Various techniques are being used to gather additional names and to capture information on new residents. We purchased the .com domain and now have .com, .org and .net. The .com will be our principal domain.

- Ralph Hodges reported that we have received seven responses to the D&O insurance survey. If we get a total of 10-12 interested communities, we will try to develop an alternative program. The goal will be a group policy with a shared limit that is higher than the individual HOA's purchase for a slightly lower cost than what they are paying now. Pete Psirogianes will share an email from an insurance agent he contacted outlining some of the issues that have to be addressed in a group policy.

Other Issues

- There is still a noise problem on Sunday nights in the west end coming from the Coach House. The village has a sound meter. A request will be made to the Village for them to monitor this area more frequently.
- There is an odor from the water coming from the sprinkler system at times. This is being addressed but is a part of the major lakes project that will take 5-10 years to complete. Different short term techniques are being used to mitigate this problem.
- A mailing will be coming out this week updating everyone on the website and inviting them to the social event on February 11.
- During the season, there is an extra patrol officer at night. There are a total of three officers patrolling at night.
- The February 11 social event will be in the Coach House above the Suri Restaurant from 5:30-7:30. Please encourage everyone to attend.
- The next COP meeting is on February 29th at 3:00 in the FirstServices' office.

The meeting was adjourned.