

**CITRUS COVE HOA FINANCE COMMITTEE MEETING**

**JUNE 27, 2016**

Members Present: Brandon Welch, Claudia Smythe, John Rodriguez, Masako Cornell, Debbie Mockabee-Allen, Chris Carter

Meeting began at 7:10 p.m. at Claudia's house. The most recent bank statement, as well as today's bank balances was circulated for all to examine. The total amount in both checking and savings accounts was \$12,652.98. Copies of the National Rural Water Association loan papers were also read over by all members (simple two page document). After a few questions were answered, Brandon signed the loan papers and they will be sent to the NRWA as soon as possible. Claudia also reported that insurance has been purchased to cover liability of the common areas (Well site and the Pit) and for the officers. This was a requirement prior to applying for the loan.

Talk then turned to which company to hire for the tank replacement. The two proposals we have received were examined by everyone. Brandon had looked them both over as per their web presence and liked Utility Technicians best for two reasons. First, they are a local Lake County company, while Keller Mechanical and Engineering is from Polk County, Lakeland, a much further distance away in the event of any problems after the installation. Second, Keller's scope of work is broader, while Utility Tech specializes in doing water systems only. Utility Tech's price was also slightly lower (\$23,828.00 vs. \$25,112.00). It was pointed out that the Keller bid lacked a lot of detail, such as who restores site and take away the demolished old tank. Also cradle's or concrete work for tank, electrical hookup and sightglass are not mentioned in the bid. Utility Tech's bid only said the tank would be primed, but not painted.

It was agreed that Claudia would contact both companies and express our questions and concerns, plus have the bids updated, as they are over 90 days old, and then Brandon will email out the information to all members. We will then try to make a decision as to which company we would hire without have to reconvene for a meeting.

John brought up the need to add fences along the two places that people can enter the pit with motorcycles and four wheelers as well as NO TRESPASS signs now that we will have perhaps some spare money. No vote was taken, but all were in agreement as to the need.

David Smythe was present in home during the meeting and he reported to the group the possibility of buying a used generator and having it installed at the well site. He will keep a lookout on auction sites for a suitable one and keep us informed. Though we did not vote on purchasing a generator, all agreed that if it were affordable we would be in favor of obtaining one.

There being no more business to discuss, we dismissed about 8:00.