

AVONDALE GROVE HOMEOWNERS ASSOCIATION

P. O. Box 5091

Plant City, Florida

33563-5091

www.avondalegroveshoa.com

Fall General Attendance Meeting

October 8, 2013

Mike Sansone Park

AGENDA

Called to Order @ 6:31 pm

Introductions

- Board Members Present:
 - Bob McConnell, John Avender, Al Causey, Drew Barthle, Jr.
- Absent: Tiffany Del Valle

Quorum – **Drew**

- 11 homes represented. Quorum requires 13

Treasurer's report – **Bob**

Bank Balances		2013 Income	
Regions		Payments Received	
Primary Checking	\$0.00		25,100.05
Money Market	\$0.00		
BB&T		Unpaid Assessments	1,200.00
Primary Checking	\$14,674.08	Unpaid Late Fees	175.00
Money Market	\$34,494.98	Total Outstanding	1,375.00
Total	\$49,169.06		
2013 Expenses Jan 1 - Oct 6		2014 Budget	
Expense Type	Amount	Expense Type	Amount
Business Licenses and Permits	61.25	Business Licenses and Permits	65.00
Insurance	1,288.10	Insurance	1,300.00
Landscaping and Groundskeeping	2,441.44	Landscaping and Groundskeeping	3,250.00
Office Supplies/Postage	83.61	Office Supplies/Postage	100.00
Other	150.00	Other	200.00
Professional Fees	570.00	Professional Fees	1,000.00
Repairs and Maintenance	1,003.40	Repairs and Maintenance	1,500.00
Utilities - TECO	3,781.29	Utilities - TECO	5,050.00
Utilities - Verizon	462.24	Utilities - Verizon	620.00
	<u>9,841.33</u>		<u>13,085.00</u>

One foreclosure in neighborhood

- The HOA has been served as a potential creditor as part of a foreclosure proceedings on a house in the community. Our HOA attorney has responded to the court that the HOA is not affected at this time but could be if future assessments are not paid.

Questions:

Q. Will foreclosure affect HOA?

A. (Bob): The only impact could be additional attorney fees if the proceedings advance and future assessments are not paid. The Board will determine value of pursuance if attorney fees threaten to exceed assessment value

2014 Board of Directors Elections

- Bob requested volunteers from the floor to run for the 2014 Board of Directors. None came forward.
- Nominee names due by October 10th

Architectural Committee Volunteers

- Bob requested volunteers from the floor for the 2014 Committee
- Kay requested consideration of a new chairperson

Lawn Maintenance – **AI**

- Current vendor has done poorly in maintaining front area
 - Competitive Vendors identified
 - Mojo - \$400 per month
 - Ace Lawncare \$165 per month
 - Farless Lawncare **\$390 per month**
 - There is concern amongst the Board as to how to go about picking another vendor. Many vendors were called and it was hard to get 3 respondents. A statement of work was requested but only provided by 2 of the vendors and they were very broad in nature. A broad SOW or none at all makes it difficult to monitor and grade a vendor's performance since everyone's expectations of lawn care standards is different.
 - Vendor selection tabled until the next Board Meeting
 - Question
 - Is there interest in having homeowners in community care for the common area in the front of the community
 - Answer: The Board was willing to accept any competitive bids

Neighborhood Tree Growth

- Mail carrier complaint about tree canopies being too low prompted discussion regarding low hanging limbs
- Board previously discussed consideration of impact of trees on road integrity
- Trees belong to the homeowner and HOA holds no jurisdiction for forced maintenance.
- Homeowners can consider moving/ removing the trees located close to road
 - Architectural committee may offer suggestions during review of a homeowner's request for landscaping for other tree changes
 - Questions
 - If a tree damages the road, why should the HOA pay for the damage if the tree is owned by the homeowner
 - **Answer:** The board would address this on a case by case basis.
 - Does the HOA Deed Restrictions require trees to be replaced if they are removed?
 - **Answer:** No
 - What is an acceptable height for the mail carrier requirements?
 - **Action:** Bob to follow up

Open Forum

- Drainage ponds
 - What is the situation with the drainage ponds?
 - If homeowner does not care for their section of pond, is it the responsibility of the HOA to address the issue?
 - **Answer:** No
 - SWFTMD identified issues in the community earlier in 2013
 - Affected homeowners notified at the time
 - HOA is not permitted to go on private property to address the issue
 - Should HOA help pay for any damage that occurs in the community resulting from poorly maintained drainage ponds?
 - **Action:** Board to discuss at future Board meeting to determine HOA responsibility and whether we invest HOA funds
- Update on Gate?
 - Are we still considering replacing the gate?
 - Bob-performance over the last few months has been very good
 - Board looked at potential costs for replacement/redesign of gate, but no action to be taken at this time

- Redesign may impact ability for boats, trailers to clear the entrance/exit
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- Adjourned @ 7:06pm