

HOA Meeting March 4, 2010

Call to order: 7:02PM Tim Sullivan officiating

- Meeting will be run by Robert's Rules of Order.
- Explanation of Robert's Rules
 - Meeting run through making motions, that's how to be heard
 - We will use Robert's Rules to maintain order, everyone will be heard and everyone can hear what is said
 - Person running mtg is in charge
 - If member wants to be recognized, stand. Be recognized by the chair.
 - Any member of the HOA can make a motion.
 - Reviewed "Standing Vote"
 - Any member can request a division of the assembly to check voting
 - If a chair believes a member of the assembly is being disruptive, they can be removed
 - PURPOSE: for all of us to work together as neighbors and an association
 - Questions: Can we all have a copy of Robert's Rules? Tim will copy cliff notes for all, otherwise book is available in Library's or for purchase at books stores

Minutes from previous HOA Meeting: Motion to approve minutes.

MOTION CARRIED.

Unfinished business

- Gate: someone hit it/ broke arm/ motherboard: part was needed, shipping was extra, then the motherboard went out, but now working well
- Gate remotes/Info: update Tim: sent email, \$15 per remote, handles the remote and shipping. See Tim after meeting
- Mark your calendars: some remotes are out because of renters, the code is generic, so we will be reprogramming the codes, **Saturday March 20, 9-11AM, Sunday March 21, 3-4PM,**
 - Mark R. -garbage men have called to be let in
 - Sandi gave them the new code
 - **ISSUE RESOLVED**
 - Tim has the software for the gate and can download all the transactions,
 - Give all info to Tim and he will put it in the directory,
 - We issued new codes to Fedex/ UPS, Garbage, et al.
 - New programming will enable us to see who entered, or accessed gate
- Gate/phone wire: update Tim and Al: noise on line
 - Al Causey and Tim dug new phone line and corrected problem (which was bad job with poor installation)
 - **ISSUE RESOLVED**
- Electric to island: update Ed Jones:
 - surveyed issue with Sandi

- Can complete project in under a week
 - Will run a steel wire, in it's own conduit, inside a conduit.
 - Lighting will make area safer and more attractive
- Camera: update Tim: **PURPOSE** – get vehicle description, tag number, potentially descriptions of who's coming in and leaving, will give leads along with the gate access information.
 - **Question:** Lock the walk through gate?
 - More concern over the vehicle entering and exiting. Can walk over the fence five feet over, but can't steal household things and walk through neighborhood
- Signs/Deliniator: update Tim: we're overworking our sensors for the exit gate; Drew's driveway might be affected. Deliniator will keep people to the right of the exit gate, forcing people to wait for the gate to open fully. May slow down U-Turns. The Deliniators can be removed as easily as installed. The **No Soliciting Signs** been installed
- Lawn care: update Sandi:
 - Best bid was discussed last meeting: \$100 per month regardless of how many times he needs to come out
 - \$50 per month per foreclosures
 - will put in extra mulch as long as we provide materials
 - business cards available
 - last landscapers used to leave ruts and gouges
 - He will do edging
 - Pressure washing is not taking care of by this man
 - Technicality with front entrance fencing:
 - The entrance is common area
 - Fence 'belongs' with the property of the homeowners
 - Is it their responsibility or HOA?
 - Problem - can't go onto their property and use their outlets or water.
 - Suggestion: Portable Pressure Washers that supply their own water
- If you have a pond or ditch, he will come out and give estimate.
- **LANDSCAPING ISSUE:**
 - Entrance: Right side has trees, Left Side doesn't
 - Make the sides uniform? or spruce it up? we have options.
 - Seems left side is better than right.
 - Moises spoke with Sandi - volunteered to get liquid fertilizer
 - HOA pay him back?
- Storm Drain: update George Granger:
 - no new development
 - Company preoccupied with Plant City sink holes
 - George recontact
 - Company will review design and give a recommendation
- Fence: update Al Causey - generic prices:
 - 30 feet of fence, 5 panels, \$30 per panel,

- Edges by the pond, maybe just use fence posts to stop 4 wheelers
- Rent a power auger -\$70.60 for 24 hrs
- Concrete – for posts \$5 per bag, 5/6 bags
- Total with tax about \$400 (cheaper than Edwin's estimate)
- Whenever people are available to work with Al, he volunteered to pick everything up and get everything
 - Al will pick his calendar and let board know.
- **FENCE ISSUE:** Can we buy individual boards?
 - Yes, that will be discussed in the budget.
 - There are many boards showing signs of failure.
 - Edwin paid \$25,000 for the entire fence (5 years ago)
 - Mark proposed that each house is resp for each fence according to what's in their yard.
 - Greg – some areas aren't belonging to any one person
- Insurance amount: quoted \$1200 per year
 - Covers the front gate with a separate policy from liability.
 - Covers mischief, drunks hitting the gate.
 - \$1200 is the combined cost of insurances with an allowance for deductibles (\$1000 per event)
 - Liability and damage \$2000 deductible.
 - Noted with camera we can criminally charge people responsible for damages.
- Lighting on the Keypad: update Sandi – 2 options
 - We can try to put a light on the keypad - \$50/60; or,
 - Once electricity on Island we can buy a light fixture over the keypad \$200 or \$300 to install.
 - **PROBLEM:** fixture sticks out, can be hit with cars
 - **Try the first option**
 - Maybe remove spot lights and use accent lighting that uses less wattage and won't blow bulbs as much.
 - IF suggestion doesn't work, we can go to the more expensive mode

New Business

- **By Laws/Violations:** everybody got a generic letter with HOA letterhead and discussed some violations in the neighborhood
- **IMPORTANT:** we want compliance not hard feelings with friends.
 - A letter does not mean we are angry with you or want to come after you, it's just to remind you to watch the by-laws so our neighborhood will remain safe and attractive.
 - Okang – all houses were built with AC units facing the street
 - By-law prohibits AC units being seen from street
 - Anyone can make a motion to change a by-law at any meeting: just raise hand, be recognized and make the motion to change or amend by-law.

- George – Suggestion: Special Meeting where all by-laws can be viewed at once.
- No Motions were made.
- Can we make a date at the end of the summer to deal with by laws?
- No motions were made
- Everybody has the by-laws, if not, homeowners are responsible to get a copy from Edwin.
- New Home Owners (Beth and Bob) have a copy, and have in PDF if anyone needs it.
- Mark – letter made people nervous about AC units and fencing, flowers.
- If homeowners have the intention to fence in a year please let HOA know that's your plan, in writing and you are compliance with by-laws
- Okang – by-laws need to be changed, Edwin sells the house with AC facing the street, and we have no control about that. Garbage, cars, etc. can be controlled.
- Tim- no victim, no crime.
 - Your house was sold in violation of the HOA. If No one complains then we won't complain. But if there is a violation and someone complains, we have to face that and fine people.
 - IF YOUR HOUSE WAS SOLD IN VIOLATION, Edwin will resolve issue with individual homeowners
- By-Law states: Fencing, Shrubs, Screening of some sort.
 - George – laws/ rules are made to be followed., we need to get these things in place so people don't get agitated, we can't be gray about it, we need to follow what we have. It doesn't have to be us being nitpicky.
 - OUR HOA can change them.
 - Dawn – it's a waste of time to look at the by-laws, come at a meeting and say I make a motion for
 - **Sandi reiterates that Edwin will take care of violations that he's responsible for.**
 - Will – who made the by-laws?
 - Edwin created when he created our neighborhood.
 - Sandi – if HOA decides to change by-laws, they MUST be recorded with the county.
 - Will – retention ponds, who's responsible?
 - HOA takes care of it, treats it.
 - Need permission to get a fountain. Any changes or additions need to be approved.
 - **WILL'S ISSUE:** mosquitoes – HOA has someone to call to spray for that.

- Clarification on ponds: they are a drainage easement. You own it, but you have to contact Swiftmud.
Specific things that you need or want to do with the pond, email George Granger and he can check with Swiftmud
- Renovations/Building: submit the form to Agricultural committee. Need to send emails,
- Budget Update: last proposed budget, the numbers are still being crunched, the \$60 per month budget is being leaned toward.
 - Greg – we had some numbers that were too low
 - Split reserve with street, fence repairs.
 - Budget will be revised
 - The number looks like it's reasonable.
 - In fact it's much lower than other neighborhoods.
 - Specific questions: June 1st Greg will issue a statement showing where monies have been spent
- Late Fees/Payment Schedule: HOA fees
 - First installment was due Feb 1st
 - Late fee \$35
 - HOA discourages month to month payments.
 - If you need to HOA requires an additional \$25 per month
- Working together as a community: that IS the purpose of the community.
 - If you aren't happy bring up problems or changes.
 - Mark - Board is doing a great job. [A Friend of his is paying \$200 per month. So it's reasonable.]
 - Cyndi/Sandi – Board work has consumed enough time to be considered part-time work
 - The Board is working for The Community. The Board is not doing this for any other reasons.
- **PROPOSAL:** Website for HOA: any one know how to do a website.
 - Bob – new neighbor, can make a website. I
 - Website will cut down on paper, postage, time, ink.
 - Windmill point has an outside company running their HOA
 - They pay \$5000 extra per year for the company.
 - All info will be on the website and cut costs, so everyone will know when meetings are, what problems, issues, or concerns.
 - Edwin sold the first house with HOA \$80 per month
 - He lowered HOA fee as a selling point
- It's good that we can meet and deal with things as a community, as neighbors, as friends.
- Gate opening and closing:
 - Edwin made a proxy motion to vote on gate remaining open from 11-5 daily
 - Ed H. seconded motion for vote
 - Edwin and Ed H vote Yes to keep gate open (counts as 13 votes)
 - All other homeowners present (13) vote NO.

- Vote is not motioned in due to tie.
- Suggestion: remind Edwin that the front gate has information about the model home and potential buyers can get buzzed in.
- Suggestion: the signs advertising the community have phone numbers on them allowing access to Edwin and Chuck for information
- Suggestion: won't new buyers be happy the gated community is closed?
- Suggestion: Put a sign "For Model Home dial ..."
- Board is in support of keeping it shut.

Questions: None

Next Meeting date: May 6, 7PM VOTING ON BUDGET, place TBA.

- Budget MUST be in place.
- Budget is \$60 per month, was voted and modified.
- August will have hard numbers showing what we spent the money on.
- Board would like to vote today.
- We can make a meeting sooner, voting on the Budget.
- George – putting too much in the bank for the unknown. Doesn't seem like we have a say. Is it a general fund? Don't like putting money away for a rainy day. Wants to not bank roll some future question.
- Ed H - Setting aside money - it's OK to have some money...other community required \$10,000 to have their road sealed.
- Tim - Since we are going into the unknown, why not plan for the inevitable.
- Dawn – can't keep quiet any more, we arrived knowing our Agenda, we should discuss what's on the Agenda **not the Budget**. The Budget will be discussed it next meeting.

Adjournment: 8:23PM