

Avondale Grove Homeowners Association

Board Meeting Minutes

September 11, 2012 Panera Bread 6:30 pm

CALL TO ORDER @6:31pm

In attendance: John Avender, Drew Barthle Jr., Al Causey, Bob McConnell, Tiffany DelValle, Kay and Phil Green

APPROVAL OF MINUTES

August 2012 Board Meeting Minutes

- Motion by Drew made to reject August 2012 minutes as they failed to record discussion related to blue carriage lights. Motion seconded by Al. Unanimous vote in favor of rejecting minutes. Motion made by John to amend minutes, seconded by Drew to include blue carriage light discussion. Motion by Tiffany, seconded by Drew, to approve amended August 2012 minutes to include the text below.

"During the HOA Board meeting held on August 15th, a discussion about a homeowner burning blue carriage lights and a complaint lodged about the inconformity of such was inadvertently not properly recorded in the official board meeting minutes. This discussion was not included on the meeting agenda and was overlooked when capturing the meeting minutes.

Kay Green, Architectural Committee Chair, noted that the Architectural Committee did discuss the color of bulbs in carriage lights as a design standard and voted as a committee to not establish a standard and prefers to not set a precedent by adding more restrictive design standards based a single complaint; further, the Architectural Committee does not believe a carriage light bulb color restriction falls within the intent of our Deed Restrictions.

The board was in agreement with the Arch Committee's decision to not restrict carriage light bulb colors so no change in policy or procedure was necessary. There was no vote or motion on the subject. All board members present supported leaving the authority of what to establish a design standard around with the Arch Committee."

TREASURER'S REPORT - Tiffany

Bank Account Balances

- Checking: \$ 29,977.60
- Money Market: \$7,506.68

2nd Half Assessment Status

- Robinson--\$435 (1st half \$25 late fee, \$360 assessment, \$25 each for August and Sept late fee)
- Callins--\$410 (\$360 assessment, \$25 each for August and Sept late fee)
- Bellfy--\$410 (\$360 assessment, \$25 each for Aug and Sept late fee)
- Sanchez/Gonzalez--\$25 (\$25 late fee for Aug)
- Brutton--\$25 (\$25 late fee for Aug)

Transfer from checking to money market

- **ACTION:** Tiffany will calculate how much to move to Money Market account before end of 2012.

2012 Accountant Review

- Based on our receivables, we only are required to have a review, not a formal audit according to Florida Statutes.
- Former CPA, Alyxzander Accounting and Tax Service has been unresponsive in preparing our 2011 tax return and CPA review.

- Bob contacted another CPA in Plant City for estimate for services
 - \$500 for taxes
 - \$200 for review
- John made motion, seconded by AI, to contact new CPA and move forward with hiring Raulerson and Company to prepare the Associations 2011 tax return and perform the required CPA review of the Associations financial records.
 - **ACTION:** Bob to contact new CPA

ACTION ITEMS FROM PREVIOUS BOARD MEETING

- **ACTION:** Signature Cards – Tiffany will attempt to visit Bloomingdale Regions Bank Branch week of Sept 18th

UNFINISHED BUSINESS

New Gate Design Quotes – AI

- AI contacted 5 fence contractors. 2 responded
- AI met with Danielle Fence and Gate Tech
 - Gate Tech estimate \$3494
 - Danielle Fence estimate \$3991
- Both vendors created similar draft designs
- Gate Tech
 - Shorten existing gates 5 ft each and install heavy duty 2000lb hinges, powder coat gate
 - Install 6" x10' x 1/4 wall powder coated gate posts set 4' in from columns and two in center of drive
 - Relocate existing gate operators to shorten gates, replace clutch assemblies on operators
 - Ornamental fence panels to fill areas between 6"
- **ACTION:** AI to provide both quotes and details to present at general meeting
- **ACTION:** Bob to post both quotes on website for community review

NEW BUSINESS

Bob acknowledged and thanked Drew for a great job cleaning the west side entryway fence

Annual Meeting Agenda

- Introductions
- Quorum-Drew
- Treasurer's Report-Tiffany
 - 2012 YTD Spend
 - 2013 Proposed Budget
 - To be posted to website by 9/20
 - Homeowner Assessment Status
- 2012 Board of Directors Elections
 - Acceptance of Nominees from the floor
- Architectural Committee Volunteers
- Gate Proposals-AI
- Open Forum

Nominating Committee

- **ACTION:** Bob to email nominee request September 11, 2012
- **ACTION:** John to mail paper nominee letter by September 13, 2012

Next Board Meeting

- October 9, 2012 @6:30-Panera Bread

ROUND TABLE

Lawn Maintenance-architectural committee assesses to determine actions to be taken if a concern is relayed to them

- **ACTION:** Bob will ask homeowners to help with road line weeds in front of their house. Acknowledging the fact that the road maintenance is the responsibility of the HOA.

Adjourned @ 7:20 pm.