

AVONDALE GROVES HOA MEETING
November, 4th, 2110

Meeting held at Mike Sansone Park Plant City, Fl, Chaired by Sandi Shea, President of HOA
Minutes recorded by Tim Sullivan, Vice President of HOA

Members in attendance; Drew Barthle, Jeremy and Julia Robert, Edward and Kathy Jones, William and Marisol Ortiz, Jeanette Robinson, Al and Heather Causey, Robert McConnell, Dane Jones Lester Gonzalez, Al and Sandra Vander Ploeg, George Granger, Bill Gibson, Ed and Connie Hahn, Moises and Anna Tourgeman.

- Call to Order 7:00pm

Announcement from The Chair; All homes in the subdivision have sold.
-Applause from the floor

Minutes of last meeting;

- Additions or Omissions? Minutes have been posted on the HOA Website.
- Motion to accept and record minutes of last meeting, seconded and passed.
- None opposed

Old Business

By-Laws and violations;

- A reminder to please keep properties in order. If anyone has questions, ask a member of The Board for clarification.

The Chair recognized George Granger and requested an update on the drainage issue.
-No new news from Mr. Granger.

The Chair posed a question to the members present; Are any new gate remotes needed?
-3 additional remotes are needed at this time.
-Additional remotes will be ordered.

The Chair recognized the newest member to Avondale Groves HOA.
-Jeanette Robinson of 1544 Avondale Ridge Dr. Welcome!

Architectural Review Committee

- A reminder to submit a request for approval prior to making changes to your property.
- Drew Barthle advised that the form for approvals is online and that he lives at the first house on the right.

Question from The Floor - If we send a request for approval to the HOA Post office box, will The ARC get it?

The Chair's response - Yes, or it can be hand delivered to an ARC or Board member.

- The Chair reminded - if you have doubts about weather approval is needed, ask a member of The Board or complete an approval form.

HOA Dues

-Next dues are due 01/11/11 and 07/01/11.

The Chair advised that the “Good Job Gnome” is making his rounds and expressed an interest in having more than one “Good Job Gnome”.

The Chair reminded members of the Avondale Groves HOA Website

(www.avondalegroveshoa.com)

-Created and maintained by Bob McConnell

-Any changes or additions can be made through Mr. McConnell.

Landscaping Update;

We have a new landscaper for the front. We are using him on a month to month basis.

This is to be monitored through the winter months to monitor his quality of work.

Advertising Signs for Avondale Groves;

Working with Edwin (The Developer) to remove the remaining signs in the area.

Deliniators placed at the exit gate;

- Placed to funnel entry traffic away from exit gate trigger.

- Working well at reducing the strain on exit gate.

- Hinges were replaced on exit gate due to overuse and they could not be greased

-Question from The Floor; Could a deliniator be placed on the outside of the gate to prevent traffic from driving around and entering through the exit?

The Chair recognized Tim Sullivan - The deliniator placement can be monitored and modified if warranted. The HOA has one extra deliniator at its disposal.

- Question from The Floor; Why is there a lock on the gate electrical supply and what happens if I (Sandra Vander Ploag) need to access it?

Answer from the chair; There is a lock to prevent “just anyone” access to open it to include strangers and kids.

Statement/Question from Floor; But I (Sandra Vander Ploag) live here and this is our neighborhood. We should have it. If the gate isn’t working, how am I supposed to get in or out?

Chair recognized Tim Sullivan; If the gate loses power or malfunctions, it has a battery back-up and defaults to open.

Chair added that she (The Chair), Tim Sullivan and Drew Barthle were familiar with the operation of the gate and know the combination to the lock. In the event that help is needed, one person could assist.

Statement from The Floor; I (Sandra Vander Ploag) think we should all have the combination to the electrical box.

Chair responded; It’s not that big of a deal, the code is 809.

Continuation Page 3

The pedestrian gate at the entrance to the neighborhood;

- Damage was caused due to persons pushing/pulling it in the wrong direction.
- Gate has now been repaired and marked push/pull to prevent further damage.

Lighting for the entrance island;

- Have experienced problems with power shutting off
- Issue is currently being addressed

Some members have expressed concerns with the entrance call box shocking them;

- Issue will be address with Gatemasters
- Ed Jones volunteered to check if the box was properly grounded

Gate directory entries and updates

- If any changes are needed to the gate directory, Tim Sullivan can handle these requests

Gate maintenance contract with Gatemasters;

- Contract price versus no maintenance contract is being considered
- Greg Buckner (Treasurer) advised; the gate contract is \$825.00 and to date, The HOA has spent \$2500.00 in gate repairs and other gate expenses
- Correction by Greg Buckner; Total gate costs and repairs to date is \$3200.00, the maintenance contract was \$1600.00

HOA Insurance;

- The HOA is currently insured for general liability and errors/omissions for The Board
- Policy is being reviewed for adding additional coverage for sink holes

Question from The Floor; Why would we need sink hole coverage?

Response from The Chair; In case a sink hole opened up in our road, we would be covered. We would not have to pay totally out of pocket for the repair. We have strawberry fields in the area.

Review of violations;

- Please insure that your trailers, RVs, boats and the like are concealed by a fence and not visible from the street or neighboring lots. Also trash cans/recycling should not be set out for collection until the night before pick up.

HOA fence is in need of repair in some areas;

- Specifically on Avondale Groves St., across from Ed and Cathy Jones residence.
- One estimate has been obtained for \$4950.00 for a 450 foot section of fencing

Comment from The Floor; That's not a bad price.

Question from The Floor; Was that section of fence owned by someone previous to the HOA?

Response from The Chair; No, that is the HOA's fence and was placed by the developer.

Terms for the Board Members;

- The term of Board Members is one year and thereafter until his/her successor is elected or he/she resigns or is otherwise removed.

Statement/Question from The Floor; We are happy with the way things are now, but what is the procedure for electing new members for the board?

Answer; You may nominate someone for a position, an election will be held and decided by a quorum of the members.

Motion from The Floor;

- I (Sandra Vander Ploag) nominate George Granger for the position of President.
- Second by Ed Hahn
- The Chair nominated Bob McConnell for President
- Seconded by Greg Buckner

Clarification from Bob McConnell; You may nominate someone for a position on The Board. Once elected, the current Board assigns the position.

- Sandra Vander Ploag nominates Drew Barthle for a board position
- Seconded by Will Ortiz

Motion from The Floor;

- Recommend expanding The Board to 5 members
- Seconded and passed with no objection

Motion from The Floor;

- Make new Board effective 01/11/10
- Seconded and passed with no objection

Statement/Recommendations from The Floor;

- Have an election committee to collect the nominees and compile a ballot
- Every voting member selects their top 5 persons for election to The Board
- Prior to 01/11/10, the old Board and the new Board should meet to pass along unfinished business.

The Chair asks if there are any more nominations;

- No response
- The Board will send out a nomination letter for any of those members not present

Christmas party proposed by The Chair;

- Opposed by The Floor, Heather Causey expressed her negative feelings about having an HOA Christmas Party. Causey could understand having a 4th of July or a Halloween Party, but not a Christmas Party. She added her dissatisfaction that her children walked the entire neighborhood and observed no lights on Halloween night.

Statement from The Floor; We should have an Entertainment Committee to set up neighborhood parties.

This was decided to be discussed at the next HOA Meeting

Frequency of HOA Meetings;

- Annual meeting of the members should be held.
- The Floor began to talk among themselves with the following comments made;
 - We should have a pot luck where everyone could bring a dish (D. Jones)
 - It could be a brunch (P. Green/S. Vander Ploeg)
 - It could be held in the street within the neighborhood (unknown)
 - We could pull an RV out and set out the awning (G. Granger)
 - We could place out tables and chairs (G. Granger)
 - It could be held in one of the two Cul-de-sacs
 - The meeting should be held on a weekend because of most people's work schedules (S. Vander Ploeg)
 - It should be in "the other" cul-de-sac, "not ours". (S. Vander Ploeg)
 - The meeting should be around noon (unknown)
 - We live in Florida so we should enjoy the weather (G. Granger)
 - We should think about the weather, it is getting colder (unknown)
 - You could be mowing your lawn and ride over to the meeting (G. Granger)
- Note: Other comments and suggestions were made but not captured as The Floor was speaking out of order amongst themselves. The statements were not necessarily in order of what's listed above.

The Chair called for order

Christmas Decorating Contest being planned;

- Member Sandra Vander Ploag spoke out and stated that the award should be given to Bill Gibson as he always decorates for the Christmas Season.
- Vander Ploag nominates Bill Gibson for a position on The Board
 - Seconded by George Granger
- The Chair continued by explaining the form for The Christmas Contest

The Chair recognized Greg Buckner (HOA Treasurer) for a budget update;

- The HOA has currently no debts
- Approximately \$1000.00 in back dues to collect
- Currently \$8000.00 in Checking
- Currently \$5000.00 in reserve
- Operating expenses are approximately \$800.00 a month
- Buckner invited anyone with questions or specifics to contact him
- Statements would have been printed but there are issues with the current accounting software program
- Buckner advised that he has been in contact with the former accountant for the developer (Edwin). The former accountant has offered to complete the HOA tax return for \$300.00 and help with the accounting software.

Continuation Page 6

The Floor was opened for Questions;

- No questions

The Chair proposed the next HOA meeting for January 28th;

- The Floor expressed an interest in a Saturday brunch
- Two Saturdays possible (01/22 and 01/28)
- January 28th chosen (noon meeting)
- At the time of this meeting the new Board members will be known
- Meeting location will be announced (one of the two Cul-de-sacs?)

Question from The Floor;

Could the address be listed for the candidates on the ballot for those not familiar with their neighbors?

The Chair responded; Yes

Next HOA Meeting

- Set for January 28th 2011 at noon

Recommendation from The Floor;

- We should bring finger food, like chips so that utensils are not needed
- We could post suggestions on the HOA Website

Question from The Floor;

How can I get referrals from my neighbors who do handyman work?

Chair Responded; Can be posted on the HOA Website

- The Chair encouraged people to use the Website to communicate with their neighbors
- The Chair recognized Lester Gonzalez who does numerous projects at his house

Repeat Question from The Floor;

Could we put the address of the nominees on the ballot? It was said before, but it was a good idea.

Motion to adjourn;

Meeting Adjourned 7:57pm