



## **GHPOA BOARD OF DIRECTORS MEETING MINUTES**

**December 12, 2019**

- President:** Tim Petty called the meeting to order at 5:35 PM.
- Secretary's Report:** Roll Call:  
Board Members Present: Tim Petty, Bob Cox, Henry Tobin, Annie Hurst, Joshua Brown, Jessica Majoros, Patti Collins, Dianne Bylo, Joy David, Patsy Connors and Jane Watts
- Known Absences:** Greg Allen
- Guest (s):** Lt. Nichols, Janet Fields, Mr. Varner
- Approval of August & October Minutes:** The August & October 2019 minutes were electronically delivered to the board for review. Motions to approve the minutes were made by Jessica Majoros and Patty Collins, all board members present were in favor and motion passed.
- Treasurer's Report:** Henry Tobin reported that all bills have been paid except for the water bill. There's still \$4, 400.00 in outstanding HOA fees for a total 13 delinquent homeowners. After January 1<sup>st</sup> Henry will meet with to proceed to the attorney. Currently there's \$66, 878.00 in our operating account.
- Design Control Committee:** Tim Petty reported some remodeling projects are being done but other than that, all is fine.
- Deed Restriction Committee:** Bob Cox reported that the committee received a request for parking more than 3 vehicles for approximately four months and as per our governing documents, the request was denied. Notices have been sent throughout the neighborhood on homes having more than 3 vehicles parked. It is important to be consistent in enforcing home and property maintenance and this needs to be in fairness to all property owners without the appearance of selective enforcement or showing favoritism.

**Welcoming Committee:** Annie Hurst reported that all new homeowners that have their paperwork completed have been welcomed with a plant, Board letter, and informational brochure. They also have been added to the mailchimp newsletter email list.

**Newsletter Committee:** Annie Hurst reported the next newsletter will be sent out by the 11<sup>th</sup> of January, for the first quarter in 2020.

**Block Captain Committee:** Annie Hurst reported that the block captains will meet sometime in February to discuss the spring yard sale.

**Facilities & Grounds:** Jason Lyons reported that Chris from the cutting edge completed the trimming of all the palm trees in all the roundabouts. They should be trimmed approximately every 5 to 6 years. Jason also inquired with the clubhouse about the mulch at the entrance however due to budget restraints they will eventually take care of it. Everything else is looking good.

**Old Business:**

- Fire ant control on the roundabout.  
No complaints have been received. This item is now closed.
- Leases.  
Currently there are no houses in the neighborhood listed on AIR BNB. Some homes have a rental listing of 3 months. After some discussion on the wording of the deed restrictions, Annie motioned to have a special committee of volunteers to be made in January to research and review all of our deed restrictions, Jessica Majoros second & all board members present were in favor and motion passed. The special committee will be under the deed committee chairpersons and will include, Bob Cox and Dianne Bylo and Patty Collins. The following members volunteered: Joshua Brown Jessica Majoros.

**New Business:** Ken Graper sent a resignation letter to Tim Petty due to his job and house being sold.  
Patsy asked about the pond by the 4<sup>th</sup> and 5<sup>th</sup> hole, which is full of algae and was advised that the clubhouse currently is short of personnel and are on a tight budget. The board has no control on clubhouse property.  
Jessica Majoros suggested on having the governing documents (directories) made digitally available and printed only if requested. After some discussion, Tim suggested on having a committee to review, research and send an Eblast to community for comments, then make a sample and present it to the board in the February meeting.

**Motion to adjourn meeting by:** Patti Collins **Second by:** Joy David

**Meeting adjourned at:** 6:31 PM **Next Meeting Date:** February 10<sup>th</sup> **at 5:30 PM at the clubhouse**