



MINUTES OF BOARD OF DIRECTORS MEETING

April 5, 2016

President Allen called the meeting to order at 5:35. The following Officers and Directors were present: Gregory Allen, Tim Petty, Henry Tobin, Amanda Daugherty, Janet Fields, Connie Ryan, Jason Lyons and Doug LaMay. A quorum was established and the board could conduct business. Director Charles Murray was absent.

SECRETARY'S REPORT:

Minutes: Secretary Daugherty presented minutes from March 2016. A Motion was made by Tim Petty to approve minutes as presented. Motion seconded by Connie Ryan. All Officers/Directors present were in favor, and motion to approve was passed.

Board Nominees: The GHPOA Board presently consists of 9 Officers and Directors with current vacancies for four (4) additional members to serve. The Nominee Committee presented bios of five (5) nominees to the board for review over the past month. Secretary Daugherty introduced the following four (4) of the five (5) nominees to the board for approval: Joshua Brown, Eric Casey, Annie Hurst and Tammy Jenkins.

Tim Petty made motion for all four nominees present to be approved and nominated to GHPOA Director Positions. Connie Ryan seconded the motion. All Officers/Directors present were in favor, and the Motion to Approve Nominees was passed.

Electronic Records: Secretary Daugherty and Treasurer Tobin have endeavored to maintain an electronic file database with all GHPOA Docs from 1993 to present via the Dropbox & OneDrive Platforms. A discussion ensued regarding the confidentiality of the information contained within the database. Secretary Daugherty stated that the Officers and Directors who serve on the board have the same fiduciary responsibility, whether they are an Officer or Director, and therefore should have access to the files for research purposes. She additionally stated that the information stored within the database does not contain sensitive information such as social security numbers, copies of checks, credit card numbers, etc. President Allen requested the board research the section pertaining to "Official Record Keeping" in Florida Statutes Chapter 720 for further discussion of this issue at the next scheduled GHPOA Board Meeting. Secretary Daugherty stated she would provide copies of the statute to the Board for their review.

TREASURER'S REPORT:

Treasurer Tobin reviewed the financial report which was provided to the board via email the morning of April 5th, 2016. President Allen reviewed the proposed budget that will be presented during the 2016 Annual Meeting. .

ORIENTATION/WELCOMING COMMITTEE:

New Chair: Secretary Daugherty confirmed she'd agreed to take over Janet Fields' position of chairing the Welcoming Committee. She stated she will be requesting the assistance of additional volunteers. Lou Petty's name was mentioned as a possible volunteer. Duties of this committee include: personally welcoming all new homeowners to the subdivision, collecting information for the GHPOA directory, and delivering the current GHPOA Directory, which includes the Residents' Handbook & Governing Documents.

Audit of Database: Tim Petty requested an audit of the GHPOA database be conducted so each resident is recognized &/or accounted for. Secretary Daugherty stated she had cross-referenced Treasurer Tobin's database with the Marion County Property Appraiser's database within the past two weeks. Secretary Daugherty and Treasurer Tobin will endeavor to collaborate with one another to assure the GHPOA database remains current.

UNFINISHED BUSINESS:

Pre-1993 Owners: A discussion ensued pertaining to a particular pre-1993 homeowner's right to abstain from paying dues. The GHPOA was formed in 1993 and residents who purchased after this date were automatic and mandatory members of the HOA. Vice President Petty stated those individuals who own property within our community should naturally want to participate in paying the nominal annual dues, currently \$200.00 per developed lot and \$100.00 per vacant lot, as these funds help to maintain our property values. A motion was made by Tim Petty to let those pre-1993 owners pay or not pay at their discretion, as this is what's provided in our governing documents. Doug LaMay seconded the motion. Discussion ensued with Treasurer Tobin reading a letter written by Dr. Finkel, a Pre-1993 Owner, regarding his failure to maintain the GHPOA membership he had initiated in, or about, 2013. Dr. Finkel was in attendance at the meeting and stated his previous concerns with membership had been eradicated and that he would happily become a dues paying GHPOA member. Jason Lyons aptly stated that if you don't pay you don't have a voice.

An amendment to the motion was presented by Secretary Daugherty stipulating a membership document be constructed that would henceforth solidify the membership of any pre-1993 homeowner once they opted to become a dues paying member. More specifically, if you are a pre-93 homeowner in our community and choose to join the HOA, you wave your right to be exempt from belonging to the GHPOA with your initial dues payment. Secretary Daugherty stated she would endeavor to draft the document and provide to the GHPOA Board for review.

Doug LaMay seconded Secretary Daugherty's motion. President Allen called for a vote. Henry Tobin opposed, and all other members abstained from voting. Motion failed.

Jason Lyons made a motion that with his payment of the 2016 dues, Dr. Finkel would become a member of record of the GHPOA. Doug Lamay seconded. All GHPOA Board Members present were in favor, with the exception of Tim Petty who opposed. Motion passed.

President Allen recognized the previous GHPOA Board's implementation of the current dues structure:

- Dues rate for Vacant Lot Parcels is presently \$100 per lot per year.
- Dues rate for Developed Lot Parcels (a lot with a dwelling constructed) is presently \$200 per developed lot per year.
- Undeveloped lot owners pay \$100 collectively.

Annual Meeting: President Allen requested a meeting with Secretary Daugherty to prepare a proposed agenda for the Annual Meeting. Secretary Daugherty will share proposed Agenda with the board as soon as it is established.

Savannah's shall provide the following refreshment selection: 2 beverage tickets per member/owner, Fruit & Cheese Station, Bruschetta and a Meat Station consisting of Athens Chicken and Beef Skewers.

Secretary Daugherty stated the LifeSouth Community Blood Mobile will be onsite the day of our Annual Meeting from 12:00 until 3:30. She has also been in communication with Lieutenant Scott Byrd regarding one of the Community Watch Officers attending our meeting to give a brief discussion regarding safeguarding our community. Secretary Daugherty has had several discussions with Brian Richards, GM of Ocala National, regarding incentives they'd like to present to our membership during our annual meeting.

DESIGN CONTROL COMMITTEE:

DCC Chair: Vice President Petty stated he will temporarily fill the position of DCC chairperson until which time we can appoint another board member to fill Janet Fields' position on a permanent basis. Eric Casey agreed to serve on the DCC committee with VP Petty.

FACILITIES & GROUNDS COMMITTEE REPORT:

Jason Lyon's stated the roundabout located on 78th court is in need of filling and re-sodding due to several rather large and obtrusive depressions that have formed. The estimated cost for this maintenance project is \$1500. Henry made a Motion to authorize Jason Lyons to move forward with the revitalization of the roundabout on 78th ct., with a budget not to exceed \$2000. Tim Petty seconded motion. All present were in favor. Motion passed.

Jason Lyon's stated that the proper fertilization of our grounds is essential, and in his professional opinion, the fertilization budget for our landscaping should be raised by an additional \$500.00.

Secretary Daugherty reported that over the past few weeks vehicles have been parking in the grass on the East side of the main entrance. These vehicles are believed to belong to vendors &/or walkers. Secretary Daugherty spoke with Ocala National regarding this issue and confirmed that these vehicles are parking on private property without permission. This is creating an unsightly appearance upon entering our community. Prohibited parking has also recently occurred on several of our roundabouts. This issue is more pressing due to the irrigation systems that are in existence on our roundabouts.

Secretary Daugherty made a Motion to purchase "No Parking" signs for the property adjacent to the main entrance, as well as for the roundabouts throughout the community, in order to discourage unwanted parking from occurring. Connie Ryan requested the signs be like-kind to the sand blasted signs that are already in existence at the front entrance. Secretary Daugherty will gather information and report back to the board. Tim Petty seconded motion. All present were in favor. Motion carried.

Tim Petty made a motion to adjourn, seconded by Amanda Daugherty. All present were in favor. Meeting adjourned at 6:42.

ANNUAL MEETING SCHEDULED FOR

Sunday, April 24th at 3:00 PM

NEXT REGULAR BOARD MEETING SCHEDULED FOR

Tuesday, May 3rd 5:30 PM.