

Sherman Hill Subdivision HOA Board Minutes

October 25, 2016

The meeting was called to order at 7:00 p.m. at the home of Peggy Glass.

Daniel, Debbie, Cathy, Peggy, and Stan were in attendance.

Treasury Report: We have 3 bills that were outstanding. A motion was carried to pay those bills. All outstanding dues for 2016 have been collected with 1 exception. That property is in foreclosure. The treasury report stood approved. It is very important that all residents update their email addresses and/or phone numbers to avoid any communication issues.

Minutes from the last meeting: The minutes were read and stood approved

Correspondence:

Rules & Regulations Committee Report: Out of the 4 properties that were out of compliance, 2 have been resolved and 1 is gaining on becoming resolved. Our attorney will need to be consulted before we can move forward on the 4th one.

Old Business:

- ✓ Follow up with all of the circles to have all dead bushes removed has been resolved.
- ✓ The retention areas known as "L" and "Q" have had all brush, tall weeds, and garbage removed. They will now be kept up with mowing on a regular basis.
- ✓ The annual meeting location, date and time have been confirmed. Thursday, January 12 at 6:30 p.m. at the Ridge Manor Recreation Center on US Hwy 50 east of Sherman Hills Blvd. before County Road 301 on the south side of the road.
- ✓ There are a total of 7 lights that are out in the area that is front of Sherman Hills Golf Club on Sherman Hills Blvd. Numerous residents are concerned and are wanting those lights to be turned on. Each light that we currently have turned on and are paying for costs us \$13.21 per month. An estimate to add those 7 lights onto our light bill would be at an estimated cost of \$1,200 per year. The board felt that this should be brought before the residents at the annual meeting for a vote in January. A motion was carried to add this to the annual meeting agenda for a general vote. We need a quorum of voters (78) present for the meeting to be legal. The issue will be decided by a majority vote of those present.
- ✓ Any Lights that go out that are currently being paid for by the HOA can be reported by any resident to the Withlacoochee River Electric Company. They will ask you for the location of the light and the number located on the light itself. Contact information is the East Hernando County to One Pasco Center: 352-596-3360
- ✓ Cathy has been working on our new website powered by godaddy.com. She presented a preview of the website. There will be a mission statement posted on the home page along with a lot of information to keep our residents informed. The new website should be up and running very soon. Peggy will send out an email when the website is live. A motion was carried to proceed with this action plan.

- ✓ An idea was presented to have all of the sidewalks in our subdivision power washed as many are extremely dirty. An estimated cost to wash all sidewalks, ramps, and driveway aprons would be in an upward amount as high as \$20,000. After much discussion a motion was carried to table this until the next meeting.
- ✓ An idea was presented to replace all of the mailboxes with new posts and mailboxes to improve the appearance of our neighbor with conformity. A company was discovered that currently services other Adam's Homes Communities and LGI Communities. The cost could range from \$37,000 up to \$70,000 depending upon the style selected. This company would come out and put them in the ground. It would be up to the residents to maintain them. Currently there is no conformity other than the color white. There are many mailboxes that are in poor condition with little conformity other than the color white. In an attempt to beautify the neighborhood the board decided to have this placed on the agenda at the annual meeting for a vote.
A motion was carried to add this to the annual meeting agenda for a general vote. We need a quorum of voters (78) present for the meeting to be legal. The issue will be decided by a majority vote of those present.
- ✓ Stan is all set for the annual Christmas Parade to be held on Saturday, December 17, 2016. ALL residents are encouraged to participate. More information closer to the date will be sent out to the residents.

New Business:

- ✓ A motion was carried that all the homeowners who pay their 2017 dues in a lump sum by January 1, 2017 will be given a \$10.00 Winn Dixie gift certificate as a token of appreciation. Paying a lump sum at the beginning of the year lessens the administrative work immensely and saves money by reducing postage and supplies.
- ✓ More coffee mugs to be used in the Welcome Kits for new residents have been ordered.
- ✓ A motion was carried to have the trees trimmed in all of the common areas. This will be accomplished in the very near future.
- ✓ A motion was carried to set the dates for the "Annual Fall Garage Sale". Debbie and Daniel will be going door to door with flyers. An ad will be run in the Tribune. A flyer will be posted at the library. A notice will be published on Next Door Sherman Hills. Our neighboring communities Pine Ridge West and LGI will be invited to participate as well. Debbie will look into a banner for the front. We currently have rather small signs to be placed out on the days of the sale that will be set out. "ALL" of our residents are urged to participate on Friday, Saturday or both days, November 11 & 12.

Next Meeting: The next meeting will be held on Tuesday, November 29th at 7:00 p.m. Any member is invited to attend however must be added to the agenda in advance of the meeting. Contact any board member in advance of the meeting to be added to the agenda.