



MINUTES OF BOARD OF DIRECTORS MEETING

November 3, 2015

President Allen called the meeting to order at 5:30. Directors present were Greg Allen, Henry Tobin, Crystal Kornblau, Janet Fields, Doug Lamay, Jason Lyons, Connie Ryan, and Tim Petty. Directors absent were Chris Clements, Amanda Daugherty, Derek Read, Nate Goosey and Charles Murray. President Allen noted that a quorum was present and that the board could conduct business.

Secretary:

In the absence of Secretary Daugherty, Crystal Kornblau agreed to take the minutes. Minutes of the October 20th, 2015 meeting were approved.

Treasurer:

President Allen asked Treasurer Tobin if he would present the Treasurer's report and update us on the status of the Website.

- Treasurer Tobin stated that he had not updated the financial statements through October as the month had just ended. He asked if the board would like to have copies of the September statements which he handed out at the last meeting. It was agreed by consensus that was not necessary.
- The website link www.GHPOA.org was presented to the board and Treasurer Tobin asked if everyone had an opportunity to look at it. Several members had worked with it and were very impressed with the quality of the site. Treasurer Tobin wanted everyone to understand that it was prepared to be user-friendly, knowing that people would only spend a few minutes at a time actually on the site. The idea was expressed that it would be nice to have a copy of the most recent (or several) newsletter in addition to what we already have. It would also be nice to have a "What's happening" section to update members with current information and events since the last newsletter posting.
- Tim Petty and Doug Lamay stated they had not received Treasurer Tobin's e-mail regarding the site, so Treasurer Tobin said he would re-send the e-mail to them.

Finance Committee Report:

With Derek Read being absent, no Finance Committee Report was given.

Orientation and DCC:

Janet Fields was asked to give the Orientation and Design Control Committee report.

- Existing Violations: John Mazzanoble was contacted by Jason Lyons and Jason was told by John that he would take care of the violations. Mr. Mazzanoble has now been given every opportunity to comply and it is time to take the next steps to force compliance or levy fines. Doug Lamay volunteered to make one more attempt to persuade him to comply. At this point, there was extensive discussion as to what our remedies were when someone just refuses to comply. We can levy fines, but they may not carry much weight if the member is in foreclosure and really doesn't have a vested interest in the outcome. It was also mentioned by Treasurer Tobin that there is a law which prohibits us from collecting any fine or dues item that is more than twelve months in arrears at the time of a foreclosure.
- The next item discussed was the first home on the right as you enter the subdivision on 78th. Janet Fields produced a document from the DCC that approved the member's request to add the white posts on the rear of her property. Discussion took place as to the options that we might have to rescind or remedy a prior approval. Treasure Tobin suggested that we could reimburse the member for the cost incurred and also agree to pay for landscape additions that would substitute for a fence. Tim Petty did not like that idea as we could be extorted to do other things in the future. Treasurer Tobin contrasted this situation with one where no prior approval had been obtained. He suggested that this was unique and we might want to just make the problem go away. Tim Petty offered to do some investigation as to other remedies that would not establish a precedent such as "buying our way out of a problem".
- It was noted that there were also smaller white posts in the rear of a member's yard on the right hand side of hole number 4 along 76th Court. Janet Fields thought they were smaller and more tasteful than the ones previously discussed. Although there was no vote taken, the consensus was that we should not make exceptions when it comes to obvious violations. There are also white "fences" around certain telephone/cable boxes near that same property. Again, discussion took place as to whether we should allow this, but no vote was taken or direction given to the DCC committee on this.

Facilities:

Jason Lyons was asked to update the Board on the Facilities and Grounds Committee activity.

- Jason reported that work would begin on the upgrade and improvement of the roundabouts within a week to 10 days.

Unfinished Business:

- MSTU: President Allen told the Board that he and Lorraine Weiskamp had met with the MSTU director and obtained information concerning the Roads and General Services

MSTU's. He explained that they are separate MSTU's and that the General Services MSTU is just for lighting. President Allen has applied for membership on the Road MSTU advisory board, as there is no advisory board for the General Services MSTU. Anyone that is a resident and is interested must apply and be voted onto the Board by the County Commission. President Allen said that there is currently approximately \$150,000 in the MSTU Road fund and that the director told them that it costs approximately \$250,000/mile to replace a road.

- Underground lighting: President Allen explained that neither he nor Crystal Kornblau had received any cost estimates from the City of Ocala. He also said that the MSTU director had indicated that it might be possible to provide for an assessment and bond issue to cover the cost so as not to force an immediate large cost on the current property owner. All of this will continue to be researched and additional information will be given as it becomes available.
- Treasurer Tobin raised the question as to whether we should explore the possibility of taking the roads private. There was agreement that we should explore this in more depth and determine the costs, risks and benefits associated with doing that

New Business:

- President Allen questioned whether we were giving proper notice of the meetings and referred to the By-Laws requiring 48 hours notice be given to both board members and property owners. Agreement to refer this to Secretary Daugherty for review and appropriate action.
- President Allen requested a motion from the Board to establish an Executive Committee composed of the current officers of the Board and that the committee would have no authority to act, but would serve only to discuss and fact find with recommendation to be given to the Board for consideration. Currently that would be Greg Allen, Chris Clements, Amanda Daugherty and Henry Tobin. It was mentioned that Chris Clements had sold his property and was no longer allowed to serve. A motion was made by Connie Ryan that an Executive Committee be formed, composed of the current officers of the Board with no authority to act, but function only in an advisory capacity. Doug Lamay seconded the motion. A vote was taken with all Board members voting to approve the motion.
- Treasure Tobin mentioned that the Christmas decorations were being stored in the guard house and that a group might want to be formed to hang and place them. It was noted that we would not want to plant any annuals until the weather becomes cooler.
- The idea of having a Christmas Decorating contest was mentioned and all agreed that it would be a great idea to coordinate this with the Club and Restaurant, if possible. Direction given to Secretary Daugherty to continue with plans.

President Allen asked for a motion to adjourn. Crystal Kornblau moved that we adjourn and the motion was seconded by Henry Tobin. All voted in favor and the meeting was adjourned.

NEXT BOARD MEETING IS TUESDAY, DECEMBER 8TH AT 5:30 PM.