



MINUTES OF BOARD OF DIRECTORS MEETING

August 11, 2015

The meeting was called to order by the president at 5:31 PM. Directors present were Chris Clements, Henry Tobin, Amanda Daugherty, Janet Fields, John Werry and Charles Murray. Absent were Charles Murray and Nate Goosey.

Secretary:

- Minutes of the July 14, 2015 meeting were approved.
- Introductions of the following GHPOA Board Nominees;
 - Greg Allen – CFO Seminole Feed
 - Crystal Kornblau – Former Developer/Realtor in Richmond, VA
 - Connie Ryan – Realtor and former GHPOA board member
 - Jason Lyons – Owner of Yard Stop and entrepreneur
 - Doug Lamay – Former GHPOA Board Member and entrepreneur
- Motion to approve all nominees made by Amanda Daugherty and seconded by Henry Tobin. All Board Members present in favor.
- Amanda to email form to all new board members confirming their review of the GHPOA governing documents.
- Amanda to update address book with new homeowner information and prepare for updated copies to be produced.
- Discussion regarding Nomination &/or appointment of new officers. General consensus of all board members present was to maintain all current positions, with the inclusion of Greg Allen as president. Amanda Daugherty made motion for Greg Allen to be appointed President, this motion was seconded by Henry Tobin, and all present were in favor.
- Henry Tobin to initiate the following:
 - Addition of Gregory Allen as signatory of the GHPOA account held at Community Bank
 - Amendment of corporate filing with the state.

Treasurer: Henry reported that the bank balance was \$73,750.25. Receivables were \$9,665.00. Payables were \$0.00.

- Exploration of new projects with funds available to better our community
 - cul-de-sac beautification
 - removal of old mulch
 - new landscaping
 - street lights
 - underground electric – Crystal Kornblau to spearhead exploratory phase regarding expense

Facilities: John Werry reported that the present landscape/lawn-care provider (Cutting Edge) was not only the lowest bidder for the job, but was also consistently performing to our standards for the services provided. At this time the community is satisfied and not shopping for a new vendor.

- Motion was made by Henry Tobin to spend up to \$500 for the necessary trimming of the palms throughout the community. Seconded by Connie Ryan. By a show of hands, all board members present were in favor of the motion.
- Continued discussion regarding budget for landscaping needs in community cul-de-sacs
- Motion made by Connie Ryan for Yard Stop to remove old mulch in all cul-de-sacs within the constraints of the \$2500 budget that was previously discussed for this project. Doug Lamay seconded Motion, all members present were in favor by a show of hands. Jason Lyons abstained from voting on this motion.
- Motion made by Connie Ryan, and seconded by Doug Lamay, for Jason Lyons to spearhead the development of a budget for the cul-de-sac beautification project. Discussion resulted in the request of quotes from Yard Stop, as well as two additional vendors. All board members present were in favor of motion by a show of hands. Jason Lyons abstained from voting on this motion.
- Continued discussion regarding security cameras at main entrance. At this time, all board members present were in favor of removing this item from further discussion due to the issues pertaining to the lack of ownership/control of the other two points of ingress/egress.
- Amanda Daugherty to write Thank You letter to Gary Allen from GHPOA for his neighborly actions surrounding the removal and clean up of the downed tree on his neighbors property.

Finance: No report

Orientation and DCC: Janet Fields reported all visitations were current & new residents have been given welcome packets.

- Discussion pertaining to unkempt lots. Owners are billed or property is assessed for expenses incurred by GHPOA for the costs associated with maintaining these parcels according to our GHPOA documented standards.
- Discussion regarding increase in wild animal activity due to the removal of pines on adjacent parcel owned by the Castro property. Residents are encouraged to contact Animal Control at _____ to report issue as DCC nor the GHPOA board are equipped to handle these issues.
- Applications for improvements are being submitted in a timely manner and the DCC procedures are operating rhythmically.
- Minor outstanding issues with several residents identified in previous meetings. Progress is being made.

Unfinished Business:

- The board unanimously agreed to table the prospect of retaining the services of a Property Management company. Information from several companies has been added to the archives for future reference.

New Business:

- Discussion regarding benefits of adding street lamps throughout the entire community for improving community aesthetics, safety and increased value. Henry Tobin to reach out to former GHPOA President, Ron Wilson, to spearhead lighting project to determine what level of financial participation we can expect from MSTU pertaining this community wide improvement.
- Eric Casey, community resident in attendance at meeting, volunteered to assist with reaching out to the Ocala National Organization to foster a relationship to support our backyard business. Amanda Daugherty to reach out to current food vendor and act as liaison for the community.

Meeting was adjourned at 7:40 PM

Next Board meeting is Tuesday, September 1st at 5:30 PM