



MINUTES OF BOARD OF DIRECTORS MEETING

September 1, 2015

The meeting was called to order by President Gregory Allen at 5:37 PM. Officers and Directors present were Chris Clements, Henry Tobin, Amanda Daugherty, Janet Fields, Crystal Kornblau, Doug Lamay, Jason Lyons, Derek Read, and Connie Ryan. Absent were Nate Goosey, Charles Murray, John Werry.

Other residents in attendance: Roy Varner, MSTU Board and Ron Wilson.

Secretary:

- Minutes of the July 14, 2015 meeting were approved with the exception of the newly appointed board members being removed from initial section of directors in attendance.

Treasurer: Henry reported that the bank balance was \$74,231.60. Receivables were \$1,250.00. Payables were \$0.00.

- Henry stated the GHPOA was to be receiving additional proceeds from a home which recently sold as a short sale rather than a foreclosure.
- Henry will be sending reports to officers/directors rather than running the risk of potentially corrupting data by having additional board members access the Quickbooks program directly.
- President Allen requested for a complete financial report to be delivered via email prior to monthly meetings. Henry Tobin stated he shall send reports to officers/directors 5 days prior to meetings from this point forward.

Facilities: Official report not given as John Werry was not in attendance.

- Jason Lyons reported mulch has been removed as approved by board during August's GHPOA meeting. Jason stated 80-100 yards of new mulch will be needed to replace old mulch.
- Landscaping plan: Doug Lamay suggested Yard Stop to come up with a generalized landscape plan for the roundabouts. Mr. Weery was to have contacted other vendors to request additional quotes, however, in his absence, there was no report regarding alternative vendor information. Amanda Daugherty shall contact Mr. Weery regarding

his findings, and will join Mr. Weery in obtaining additional bids. Amanda will email board regarding results of her conversation with Mr. Weery, as well as the additional vendors selected for the bidding process.

- Chris Clements made motion for Yard Stop's design team to create a conceptual plan for the roundabouts, not to exceed the cost of \$500.00. Henry Tobin Seconded motion. All in attendance in favor. Jason Lyons refrained from voting.
- Discussion regarding shape of roundabouts, and species of plants to be used ensued. President Allen suggested design to be done with maintenance in mind. Sprinklers will need to be adjusted/repared in conjunction with the landscape project. Henry Tobin stated there is presently only one water bill that shows any usage, indicating an issue with the functionality of the other irrigation systems. It was stated that battery packs are located at each of the irrigation systems in roundabouts. The batteries should be periodically refreshed by grounds/maintenance committee.

Finance: Nothing to report

- Derek made a motion to review board committees that have been previously put in place, as per the articles. Amanda Daugherty seconded. Janet stated there is a "Fines and Appeals Committee", chaired by Pam Murray. However, without any current fines being issued, this committee doesn't have any function to fulfill. It was stated that the formation of an Executive committee, is not necessary at this time and not legally required.
- Janet fields to confirm with Pam Murray;
 - Current members of Fines and Appeals Committee
 - Order of operations when fines and appeals occur.

Orientation and DCC: Janet Fields reported she welcomed four (4) new families since last meeting. Current committee members were identified as Janet Fields (Chair), Nate Goosey and Charles Murray.

- Discussion was had to recruit additional members to the DCC to assist in handling workload. President Allen requested for entire board to seek out additional volunteers for the DCC committee. Janet and Amanda to revisit "block captain" idea presented earlier in the year by Glenn Buckley prior to next meeting.
- Amanda Daugherty stated addresses have been updated in the GHPOA Directory. Henry Tobin indicated he would send Quickbooks database to Amanda so she could cross-reference the information prior to printing new directories. Henry will determine from previous invoices how many to be printed, and share with Amanda the print company that was used in past. Amanda will obtain quotes from different companies prior to next printing.
- Crystal Kornblau asserted she'd noticed there were standing violations and wondered who was responsible for notifying the property owner of violation. Janet indicated she'd generated flyers, which were delivered to each residence, informing residents of DCC regulations & requirements. She also indicated a letter of violation goes out to residence once the DCC has knowledge of a violation, which is followed with a second letter if issue has not been resolved. After the DCC's attempts of contact and remedy have failed, only then does the Fines and Appeals Committee begin to initiate their process. Connie Ryan suggested an URGENT letter should be sent to violators. Crystal Kornblau shared her opinion, that in a rental situation, property owners must be notified

of the violation in order to assist the DCC. In regards to the violation brought forth to the Board's attention by Crystal, Janet Fields stated she will go back to the first step and re-notifying the individual who is in violation, requesting the situation to be corrected. Ron Wilson, resident in attendance at meeting who has an acquaintance with tenant, offered to notify tenant as well. President Allen stated that in attempts to rectify violations in a timely manner, the formal process in rental situations from this point forward shall be both owner and tenant being notified of violations.

- President Allen requested that Janet provide documentation of the current process the DCC takes when a violation is discovered via email prior to October's meeting.

Unfinished Business:

- Crystal spoke with an official at Ocala Electric regarding the prospect of installing underground utilities within the Golden Hills community. She was informed that one of the initial steps would be for each resident to have a permit pulled at a cost of \$125.00 per home/lot. The city official stated they would be interested in assisting the Golden Hills Community with the process in some capacity. During her exploratory research, Crystal will determine whether street lights can be added throughout the community in conjunction with the proposed underground electric project. Crystal will have more to report in October.

New Business:

- Amanda Daugherty to reach out to Ocala National Organization in order to foster a community wide supportive relationship of our community's "backyard business."
- Henry recommended GHPOA have a new website created, due to frustrations surrounding failed attempts at trying to amend current site. Amanda Daugherty stated she would contact former President David Connor regarding how to amend present Website rather than incur the additional expense of creating a new community website. Amanda will report to board the results of this conversation via email prior to next meeting.
- Newsletter to be generated prior to the next GHPOA meeting.
- Chris Clements made motion to further investigate the exact term of each board member to make sure that we were in compliance of the 1/3 rule. Connie seconded motion and all directors present were in favor.

Meeting adjourned at 7:16 PM Next Board meeting is Wednesday, October 20th at 5:30 PM