



June 27, 2017

HOA Board of Directors Meeting Minutes

Board Members:

Present: David Charbeneau, Jerry Lester, Sheena Woolley, Kimberly Barger, Linda Charbeneau

Quorum present?: **Yes**

Residents Present: Bill & Tanya Doran, Cliff McCrea Sr, Lena Finch, Lori Boyd, Jack & Rachel Briest, James Gearhart, Inga Lester.

Meeting called to order at 7:05 pm by the President, David Charbeneau

- Attorney (Craig with) confirmed information in Community Bylaws regarding violations & fines.
- Secretary read prior meeting minutes
- Approved by Treasurer
- Seconded by Director

President's Report, by David Charbeneau:

- Tree Grant-applied for grant by Tanya Doran-roundabouts are Hillsborough County Property so we do not qualify for the Tree Grant for the roundabout, but for the common areas. Per Treasurer-we gave back all common areas to Hillsborough County but do maintain them (later found out-paper not filed-we own all common areas and will go ahead with Tree Grant application)
- Well at front of subdivision need repair-sprinklers are intermittent-not working well. David trying to locate parts-Gator Pond may have parts-to save HOA money.
- Signs up front for parking-Per Attorney-County Streets do not allow for signs-regulating on county streets. Can't alter the flow of traffic on a county road without the counties approval. County has signs and will provide free of charge if approved.

Vice President's Report-Jerry Lester

- Interested in Management Company-if we had enough money
- Renters-Cannot change to no renters-currently we have a limit on the # of rentals in community-HOA may now put a new process of Board approval to new Rental Tenants coming into community-possibly giving
- Violation Letters: board agrees to 30day/14 day letters then monetary fines begin
- Any past violations over 1year that have not been violated on cannot be violated on
- Solar Panels-Florida Law-Solar Panels are protected and can be on any side of any house so long as they are working.
- Repairs by HOA-board will get court order before repairing-even if home is vacant (unless emergency situation)
- Attorney noted our bylaws show a onetime change to bylaws-must still be approved by 75% of homeowners
- Would like to: Raise homeowners dues to allow for hiring of maintenance crew for "Enhancement Day" since participation in community is so low and contains mainly the HOA board and families, hire a management company, reserve for emergencies, and anticipated funds needed to enforce HOA rules versus violations. Bylaws allow 15% increase per year with only board approval.
- Reserves: Per attorney-We are permitted to have reserves-Prior to this we were unaware that we were allowed to have funds left at the end of the fiscal year. Can be kept for general use.
- Management Company: no funds this year-may change for the following year. New Violation software can help HOA streamline violation process-to help remove Board from violation process. Violations kept with Board to process until hits \$1,000 fine-then moves to Attorney as lien.
- New Violation process: 1st letter 30 days to remedy-2nd letter reminder notice 14 days to remedy-3rd letter includes monetary fines. (all letters customized HOA fines)
- Would like board to meet every 60 days to keep violations under control and keep meetings to one hour.

Secretary's Report, by Kim Barger:

- Read the minutes from the last meeting
 - N/A
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Treasurer's Report, by Sheena Woolley:

- Reviewed 2017 Budget
- Unpaid homes: 2014: 1 home(w/lien) / 2016: 4 homes(w/liens) / 2017: 13 homes(last notice mailed 4/5/17) Courtesy notice service-per attorney-to assist w/pmts-to save with postage and avoid sending to attorney & fees incurring. Using this service first-before sending to attorney.
- 12202 Colonial Estates Lane-never received money from lien-property sold. (per attorney-lien may have been 'washed'-will research)
- Estoppel Letter changes: Must now be completed online-Board approved to use attorney service provided-charge has been increased to \$250 per state allowable fee.
- Attorney reviewed current liens

Director of Special Events Report, by Linda Charbeneau:

- May change the Halloween party to a "Fall Event" due to conflicting with Trick or Treat Street and hold event earlier.
- Possible "Bike Rally"-for end of Summer or Possible "Movie Night"
- Next Enhancement Day: September 2017
- Newsletter-Nominations

Residents:

- Hillsborough County Sheriff's Dept-traceable barcode sticker for bikes
- July 15, 2017 Hillsborough County HOA Neighborhood Conference
- Confirmed that HOA dues will increase 15% for 2018 dues.

Meeting adjourned 8:55pm
