

Sherman Hills Subdivision HOA  
Annual Member Meeting  
January 10, 2018

The meeting was called to order by President Scott Raymer at 6:30 PM.

A roll call of the current HOA Board Members was taken with 4 present. (Scott Raymer, Peggy Glass, Bev DeSantis and Daniel Maiorino)

A count of members was taken with 66 households represented as well as 51 proxy's. A quorum of members were present.

The minutes from the last annual meeting dated January 12, 2017 were read and approved.

Nominations were accepted for 2 board vacancies. Peggy agreed to stay on the board after being nominated by Dan and Peggy nominated Ross Statham. Since no additional homeowners were placed for nomination, a motion was carried and approved to have Peggy and Ross fill the board vacancies, they were duly elected.

Board of Directors Report:

Many things done this past year of value to our community including:

- \*\* pressure washing
- \*\* 7 additional street lights added
- \*\* lawn maintenance in the medians at SR 50 and SH Blvd.
- \*\* 2 yard sales and banners purchased
- \*\* Fall Festival attended by over 200 homeowners
- \*\* Golf cart parade
- \*\* New homeowner gifts
- \*\* Increased incentive to homeowners pre-paying 2018 dues
- \*\* issued public notices to homeowners
- \*\* coordinated with golf course to clean sidewalks
- \*\* summary of lawsuit successful by HOA, reimbursed for fees and costs

In addition: \*\* investigated no parking signs, county issue  
\*\* investigated off duty patrol, expensive proposition

Budget Review: Budget presented by Peggy. All 260 lots paid in full as of 12/31/17. 150 homeowners took advantage of the \$50 incentive to pre-pay. Motion to accept budget was accepted and carried with 100% in favor.

Old Business:

Club house lawsuit is still pending. Will hopefully be settled sometime this summer as it began in 2010.

We received reimbursement for fees erroneously charged involving 4 homes in the LGI neighborhood, wrong HOA notified.

#### New Business:

We need volunteers for the Rules and Regulations Committee and volunteers for the Activities Committee.

We will host a Spring Fling on March 24, 2018 for homeowners.

#### Good and Welfare:

Homeowner requested signs for common areas asking pet owners to clean up after their pets. He provided the board with the results of his research on where to purchase the signs.

Question was posed regarding the rumor of an additional 109 homes being planned. Peggy explained there is a rough draft, but no plan with the county commission as of yet.

Concerns about the golf course were raised and Scott explained that the HOA has no control over the golf course, it is a business and a separate entity.

Homeowner thanked the board for speaking with the golf course management because she said the mowing times seem to have changed recently.

Question regarding speed bumps was posed. Speed bumps on a county road are not allowed by anyone other than the county.

Will the new proposed area be part of our HOA? Answer unsure at this time.

Question posed about the proposed Capital Improvements. The entrance at some point will be changing due to construction changes on SR 50 and we need to be prepared.

Will there be a traffic light at the entrance? Answer unsure, but residents encouraged to start a petition if feel strongly about it by Daniel.

Concern regarding the amount of mole activity in the neighborhood. On private property we have no authority or responsibility.

Raffle for 10 \$25 gift cards was held.

A round of applause was offered to thank the board for their hard work and dedication this past year.

Meeting adjourned at 7:25 PM.