



GHPOA BOARD OF DIRECTORS MEETING Minutes

March 31, 2021

- President:** Tim Petty called meeting to order at: 5:35 PM
- Roll Call:** Board Members Present:
Tim Petty, Henry Tobin, Annie Hurst, Jessica Majoros, Dianne Bylo, Joy David, Patsy Connors, Patti Collins, Jane Watts and Ron Wilson
- Guest (s):** Lt. Mike Joyner MCSO, Joe Rinaudo, Lorraine Knighton, Alicia O'Farrell, Chris Hawke and Shelby Smith
- Secretary's Report:**
- The December 2020 minutes was delivered to the board for review.
 - Motions to approve minutes were made by Patti Collins and second by Jane Watts.
 - All Board Members present were in favor and motion passed.
- Treasurer's Report:**
- Henry Tobin distributed and reviewed the financial report to the board and it was also shared with the guest home owners. This report will be reviewed at the annual meeting as well.
 - There are no unpaid bills.
 - Currently there are two pending estoppels and two property liens.
- Safety Report:**
- Lt. Joyner shared the NON-emergency phone number for MCSO: 352-732-9111
- Design Control Committee:** Tim Petty
- Nothing new to report for this committee.
 - Several homes throughout the community are being renovated and all required paperwork has been submitted.
- Deed Restrictions Committee:** Tim Petty
- Nothing new to report.
 - All pending issues have been addressed.

Welcoming Committee:

Annie Hurst

- There are several new owners that need to be welcomed with a plant, Board letter, and informational brochure.
- Their email address has been added to the mail chimp newsletter list.
- Joy David and Jane Watts both volunteered to assist in this committee.

Newsletter Committee:

Annie Hurst

- The next newsletter will be sent out by Monday April 5th, for the second quarter in 2021.
- This will include the following reminders:
 - Annual Meeting - April 11, 2021 @ 3:00 PM
 - Spring Yard Sale – May 1st from 8:00-2:00 PM
 - Deed Restrictions – Parking, Signs etc.

Block Captain Committee:

Annie Hurst

- The Spring Yard Sale is scheduled for May 1st from 8:00-2:00 PM
- A blast email has been sent as the first announcement.
- The newsletter will contain the second notice for the yard sale.
- The door hangers have been shipped and should arrive by Saturday and will be distributed by April 8th, as the third notice. The fourth notice will be at the annual meeting and will send 2 additional email reminders after that.

Facilities & Grounds:

Tim Petty

- No New Report
- Grounds are looking good

Old Business:

- Speeding in the neighborhood
 - Tim Petty thanked Lt. Joyner for the patrol coverage in the neighborhood.
 - New Speed Limit Sign have been posted throughout the community.

New Business:

- Finalize Annual Meeting Plans
 - All Clubhouse arrangements have been made.
 - Annie will E-blast Reminders by April 4th.
 - Annie will set up the sign in sheets.
 - Door Hangers will be distributed with the "Annual Meeting" Information, prior to the meeting.
- Board Openings
 - Tim advised guests of the boards' two openings and asked if anyone would like to volunteer, please see him.
- Appoint Vice President
 - Tim advised the board as well as the homeowner guests of the VP board opening and asked if anyone would like to volunteer, please see him.
- Parking Violations
 - After a discussion on rental parking violations, deed restrictions and fines; the pending parking violations will be referred to the fines committee at the daily rate of \$100 per day up to \$1,000 as per the deed restrictions. If the maximum fine is paid but the issue is not resolved, the fines committee shall take further action.
 - Notices shall be sent to both the physical street address and the billing address if they are different.
 - Ron motioned to have Bob Cox to be a part of the fines committee and Jessica Majoros second all Board Members present were in favor and motion passed.
 - Tim reviewed voting procedures on changing deed restrictions.
- A discussion was held on the formatting and printing of the annual directories that become outdated as soon as they are printed due to the constant change of homeowners. The governing documents are currently on line at the HOA website. Jessica Majoros motioned to stop printing the documents and Tim Petty second all Board Members present were in favor and motion passed.

Motion to adjourn meeting by: Jessica Majoros **Second by:** Ron Wilson

Meeting adjourned at: 6:56 PM

Next Board Meeting Date: June 9, 2021 – 5:30 PM **at the clubhouse**