

## Sherman Hills Subdivision HOA Minutes

October 24, 2017

Meeting called to order by Kathy Fitos at 6:30p.m.

In Attendance: Kathy Fitos, Peggy Glass, Stan Burke, Scott Raymer, David Cyphert, Beverly DeSantis, and Serafin Flores

Serafin Flores a resident of Sherman Hills Subdivision addressed the board regarding three issues:

1. Golf course maintenance schedule;
2. Intrusion of golf course players; and
3. Blocked sidewalks and allowing parking on streets.

The Board deliberated after Mr. Flores concerns were heard and it was determined that issues pertaining to the golf course are not under the purview of this Board. Allowing parking on the streets would require a covenant change and is prohibited by County ordinance. A covenant change requires a vote passed by 75% of the membership. Mr. Flores was informed of this fact and if a petition is brought to the Board with 50% of the membership requesting the covenant change, the Board will discuss further action.

Minutes from the previous meeting were presented by Peggy and accepted without revision. Motion made by Kathy and seconded by Scott.

Treasurer's Report: Peggy reported on the financial state of the Association. Expenditures included bills and other miscellaneous expenses totaling \$5,205.99 for the month. Peggy reported that LGI continued to have outstanding dues on two lots. November 07<sup>th</sup> these properties will have a real estate closing and outstanding dues along with late fees will be paid. Peggy is actively working to resolve this issue. Scott made a motion to accept the treasurer's report and Kathy seconded, motion carried.

Correspondences: Three new correspondences this month:

- Two thank you notes were received from two residents regarding the HOA Board's efforts to keep people informed and general assistance during Hurricane Irma.
- LGI resident submitted an ARC form.

New Business:

David Cypherttendered his resignation for the Rules and Regulation Committee.

Old Business:

Rules and Regulation Committee updated the Board on violations, and discussed on-going violations. Parking on roadways and in common areas remains an issue. The Rules and Regulation Committee will send out violation letters. Peggy, Kathy and Scott will collaborate on these efforts.

Fall Festival will include two bouncey houses, banquet tables, hot dogs, buns (donated), water, juice, candy, chips and apples. Food has been purchased from BJs. Beverly's daughter will provide face painting at no charge. Trash cans will be placed for recycling and waste. Scott will provide a tent and grill. Scott will be grill master for the event. Ice will be purchased the morning of the event. Set up for the event will begin around 9am. The event will initiate at 12pm.

David Cyphert purchased canvas signs for the Fall community yard sale.

The Gibbons lawsuit is on-going. Gibbons accepted the terms set forth by the attorney and removed the netting material and reduced the fenced area. Once attorney fees are paid by Gibbons and the amount clears the bank, the suit will be dropped.

Stan has been maintaining the median and road frontage near State Road 50 and Sherman Hills Boulevard. He would like to relinquish this responsibility. The HOA researched the cost of adding this area to current common areas maintained by the landscaping contractor. The cost of mowing the median at the front of the neighborhood once a month is an additional \$125. The Board will proceed with mowing this area.

The attorney filed paper work to recoup costs incurred as a result of responding to foreclosures erroneously naming the HOA in the court filing for residences outside of our jurisdiction. The attorney received reimbursement from the bank who initiated the foreclosure.

The 2018 budget is under development. Peggy will put a \$10,000 line item amount to fund events organized by the Activities Committee. Additional discussion on budget will ensue at the next meeting.

The Board proposed to refund \$50 to any resident who pays all their 2018 dues by January 01, 2018. The Board voted and unanimously passed the proposal.

Next Meeting: The next meeting will be held on Monday, November 27<sup>th</sup>, at 6:30 p.m. at Peggy's House.

Motion to adjourn was submitted by Kathy, seconded by Peggy. Motion carried and the meeting was adjourned at 8:26p.m.