

## Sherman Hills Subdivision HOA Minutes

September 25, 2017

Meeting called to order by Kathy Fitos at 6:41 p.m.

In Attendance: Kathy Fitos, Peggy Glass, Stan Burke, Dan Maiorino, Scott Raymer, David Cyphert, Beverly DeSantis, and Bill Gibbons

HOA Board vacancy announced. Gene Hills resigned the director position and oversight of the Rules and Regulation Committee in June.

The Board solicited nominations for a Director replacement. Scott Raymer was nominated and a unanimous vote of the Board approved Scott as the Director-at-large. Scott will assume the responsibilities of overseeing the Rules and Regulation Committee. Additionally, Daniel was assigned the Board Secretary responsibilities.

Bill Gibbons spoke to the Board regarding the on-going fence litigation brought forth by the Board and where he is named the defendant. Mr. Gibbons proposed to the Board that the existing fence, netting, and vegetation placed along the fence line remain as is. Post Mr. Gibbons leaving the Board meeting, the Board deliberated on Mr. Gibbons proposal and developed a counter proposal as follows: the portion of fence along the back may remain as is; the vegetation along the property line may remain as is; the fence along the side and the netting must be removed. If Mr. Gibbons complies with these terms then the litigation will be withdrawn. The counter proposal with associated diagram will be submitted to the attorney for approval prior to conveying the proposal to Mr. Gibbons.

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

Treasurer's Report: Peggy reported on the financial state of the Association. Expenditures included bills and other miscellaneous expenses totaling \$16,117.35 for the month. Peggy acknowledged and thanked Dan for his assistance while she was away. Peggy reported that LGI continued to have outstanding dues on two lots. September 28<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. Kathy made a motion to accept the treasurer's report and Scott seconded, motion carried.

Correspondences: Three new correspondences this month.

- 1) Email from home owner regarding an area outside of the HOA's jurisdiction. Peggy forwarded a plat map of the phases under the HOA's responsibility.
- 2) Hernando County sent a letter urging home owners to use licensed contractors.
- 3) New Florida law establishes estoppel response time to ten days.

David Cyphert volunteered for the Rules and Regulation Committee. Several new violations were noted. Discussed on-going violations and that due to watering restrictions posted by the Water Management District yard condition cannot be enforced by the HOA until at least October 1<sup>st</sup>. Parking on roadways and in common areas remains an issue. The Rules and Regulation Committee will send out violation letters. Dave and Scott will collaborate on these efforts.

New Business:

The on-going litigation initiated over seven years ago regarding the club house is proceeding to court.

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.

Annual meeting is scheduled for January 10<sup>th</sup> at 6:30pm at the Ridge Manor Community Center.

In preparation for the Annual meeting, Beverly will develop a 2018 budget estimate for the Activities' Committee.

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 will research cost sharing with other HOAs and the cost of adding this area to current common areas maintained by the landscaping contractor.

Old Business:

Beverly prepared a list of activities including a Fall Festival and a Christmas decorating contest. A general budget for a Fall Festival was developed. The Board approved the event and scheduled it for October 28<sup>th</sup> from 12pm to 4pm within the common area at the end of Satinleaf Run. The event will have grilled hot dogs, chips, a bouncy house, and dessert. The event is open to all residents in Phases 1 and 2.

The subdivision yard sale is scheduled for November 3<sup>rd</sup> and 4<sup>th</sup>. Dave will purchase two large, reusable, canvas signs for this event. The HOA will reimburse him for this expense.

The maintenance has not been conducted by the Golf Course along the sidewalks on Water Lily Dr. in front of the golf course restroom. Stan reported that no progress was made on placing no parking signs in common areas.

The ARC Guidelines are still under development.

Next Meeting: The next meeting will be held on Monday, October 23<sup>rd</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 9:22 p.m.