



**GHPOA BOARD OF DIRECTORS MEETING  
MINUTES  
Feb 06, 2017**

**Board Members:**

*Present:* Greg Allen, Henry Tobin, Annie Hurst, Jason Lyons, Jessica, Glen Buckley, Joshua Brown, Amanda Simmons-Luby, Amanda Daugherty, Tim Petty, Jessica Majoros  
*Absent:* Connie Ryan

*Others Present:* Ron Varner, Janet Fields

**Proceedings:**

*Meeting called to order* at 5:41 p.m. by President Allen.

*Secretary's Report:*

Secretary Daugherty notified the Board of the resignations of Directors Tammy Jenkins and Douglas LaMay.

Previous minutes were electronically delivered to the board for review. A motion was made by Vice President Petty to approve the minutes as submitted. Annie Hurst seconded the motion. All present were in favor and the motion carried.

Secretary Daugherty introduced board nominees Jessica Majoros and Collen Duris, whose bios were shared with the board electronically. Secretary Daugherty made a motion for the board to approve both nominees as Directors of the GHPOA board. Henry Tobin seconded the motion. All present were in favor and the motion carried.

*Treasurer's Report:*

Treasurer Tobin reported the current account balance is currently \$69,343.62 with \$630.00 in current payables and receivables of \$2,240.00

*Design Control:*

DCC Chair, Vice President Petty, stated several applications were received since our last board meeting and were subsequently approved by the DCC.

*Deed Restriction Committee:*

Director Amanda Luby volunteered to serve as the DRC Chair. Director Jessica Majoros volunteered to serve on the DRC committee as well. Secretary Daugherty shall send OneDrive access to both Directors Luby and Majoros to facilitate future communications with our residents regarding deed restriction matters.

*Welcoming Committee:*

After the resignation of Director Tammy Jenkins from the board, Director Annie Hurst volunteered to take over the duties of Welcoming Committee Chair. Henry Tobin will forward all new resident applications to Director Hurst and Secretary Daugherty from this

point forward to facilitate the welcoming of new residents and to keep our electronic MailChimp database up-to-date.

*Newsletter Committee:* Director Hurst and Secretary Daugherty shall complete the following activities:

1. Generate "Save the Date" reminders for all upcoming events
2. Prepare 2<sup>nd</sup> quarter newsletter for distribution
3. Prepare E-blast encouraging residents to download &/or subscribe to the NextDoor application to promote the safety and security of our community.

*Block Captain Committee:*

Chair, Glen Buckley and Secretary Daugherty have established a list of 6 neighbors willing to serve as Block Captains. The Board will work together to identify additional neighbor volunteers for this position. The first BCC meeting shall be held at Director Buckley's home to discuss the responsibilities of this position with the volunteers.

*Facilities & Grounds:*

Chair, Jason Lyons, stated our facilities and grounds are in good shape. Residents have communicated their pleasure regarding the landscape work which was completed at the front entrance. Director Tobin recently upgraded the lightbulbs at front entrance and endeavored to have the WDO in our guardhouse repaired. Chair Lyons shall obtain pricing for the instillation of up-lighting the oaks along our main entrance drive. He shall also have the leaking spigot reported by Treasurer Tobin repaired.

A discussion ensued regarding the current state of Ocala National and what the failure of that business would mean to our community. Director Luby recommended the board explore opportunities in which our community could help sustain the club. It was stated that fostering a collaborative partnership with the current owners of the club would allow them to represent to potential purchasers that the productive relationship with the HOA would convey. Unless we begin to think creatively our community is in jeopardy of potentially losing that which makes our neighborhood beautiful and unique.

Director Luby made a motion for an exploration committee to be formed to foster a mutually beneficial relationship with the club for the purpose of long term property value preservation. Tim Petty seconded the motion. Greg Allen volunteered to chair the Preservation Committee. Directors Majoros, Luby, Brown, along with Secretary Daugherty have agreed to serve on the PCC.

*Unfinished Business:* Neighborhood Party: Secretary Daugherty shall confirm the costs of the vendor and clubhouse rental and report back to the board.

*Video Surveillance:* Director; Majoros reported on a system in which the camera's hone in on license plates only. If someone is not a resident in the neighborhood it will immediately hit and notify Police. Board is willing to work with Sheriffs' Dept to subsidize. Board will endeavor to research protecting our entrance with video surveillance.

Amanda made a motion for a neighborhood security committee. Jessica shall chair committee, Amanda Daugherty, Tim Petty.

*New Business:* Annual Meeting: Sunday April 23rd at 3:00 pm. Confirm rental of clubhouse. Colleen, Janet, Josh Brown.

## Property Owners Questions or Comments

Meeting Adjournment: Jessica Majoros called for meeting to adjourned at 7:17. Amanda Luby seconded. All in favor.

Next Meeting: Monday, March 6, 2017