



## MINUTES OF BOARD OF DIRECTORS MEETING

January 6<sup>th</sup> 2015

The meeting was called to order at 5.30pm by the President. Present were David Connor, Carmel Connor, Henry Tobin, John Werry, Janet Fields, Jackie Steckel, Derek Read and Brenda Zeese. Liz Marco was absent with advance notice. Homeowners attending were Joe Micilcavage, Joe Gatti, Lorraine Weiskamp, and Glen Buckley. Roy Varner was also present.

Henry reported that our bank balance as of 01/06/15 was \$44,147.64. Operating expenses for December 2014 were \$1,184.34. Receivables were \$5,459.59 and payables were zero. Much of the receivables amount is due to foreclosure properties that will likely not be collectible but are posted for the record.

John Werry said he is in touch with Utilities Inc. regarding the damage to the roundabouts and he is trying to get them to improve the work they did to repair sod after their utility work. The board discussed the work they did on resident's properties and he will ask them to do a better job of replacing sod in the rights of way in front of residences.

Janet Fields said that no new residence visits had been made. She indicated that she needed to be informed when new people moved into the neighborhood and asked if the estoppels could be useful for that purpose. It was agreed that we would get estoppel data to Janet for her use in identifying new residents.

Jacki Steckel provided updates regarding fine approvals for the Mazzanoble and Zacco properties. She also asked about having later stage letters signed from the board, rather than the DCC. It was agreed that she would continue to present the procedure steps to the board on a case-by-case basis and if there was no board objection those letters which discussed fines and or legal actions would be signed by the board. Jacki raised a question regarding whether it should be required that people who are going to repaint their houses using the same color submit an application for approval to the DCC. After extensive discussion a motion was made to not require an application in those cases

and was approved by a vote of six (6) to two (2) to not require approval to repaint the same color. In favor of the motion were D. Connor, C. Connor, D. Read, H. Tobin, J. Werry, and B. Zeese. Opposed to the motion were J. Fields and J. Steckel.

Derek Read discussed updates to the 2015 budget and considerations for possible expenditures for physical improvements of the common areas. A discussion also ensued regarding actions to attempt to collect the few remaining delinquent dues. Letters have been sent indicating that the Association may have no choice except to place liens against properties that remain delinquent.

Carmel Connor discussed actions to be taken to solicit more votes for the deed restriction modifications. A new mailing will go out next month and we may need to approach people directly to get the necessary votes. We will focus on contacting the current owners of any properties that have not yet cast a vote.

David Connor discussed work he is undertaking to update the Quick Books address data and to use that as the starting point for the new Residents Directory. He hopes to get the update requests out to the neighborhood as soon as that work is done.

Lorraine Weiskamp provided an update on the MSTU roadway project to apply new pavement markings in the neighborhood. That work has begun and is expected to be finished in January. David Connor provided updates regarding the 78<sup>th</sup> Avenue lighting project that he learned from a meeting with the new MSTU Director. It is expected that conduit work installation and removal of the old lights should start in January, but that schedule could be affected by the water utility work currently underway.

Derek Read was appointed to chair the nomination committee along with David Connor and John Werry. Joe Gatti and Glen Buckley volunteered to work on the committee.

Derek Read and Henry Tobin will be working to finalize the 2014 year-end financial report which will be made available to the home owners at the Annual General Meeting. We are trying to schedule the meeting at the Ocala National Golf Club on Sunday March 29, 2015.

The next board meeting is scheduled for February 3, 2015 at 5:30 PM at the Ocala National Golf Club.

PMB 229, 2775 NW 49<sup>TH</sup> AVE, # 205, OCALA, FL 34482

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