

Sherman Hills Subdivision HOA Minutes

June 05, 2017

Meeting called to order by Kathy Fitos at 6:37 p.m.

In Attendance: Kathy Fitos, Peggy Glass (Teleconferenced), Stan Burke, Gene Hills, and Beverly DeSantis.

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

Treasurer's Report: Peggy reported on the financial state of the Association. Expenditures included bills and other miscellaneous expenses totaling \$4,915.50 for the month. Peggy reported on an issue with LGI due payment where dues were not paid on two lots. Peggy is actively working to resolve this issue. One foreclosure was noted by Peggy. Stan made a motion to accept the treasurer's report and Kathy seconded, motion carried.

Rules and Regulation Committee Report was presented by Gene Hills. He reported that there was compliance on all issues from last month. There are several new violations where home owners will be notified by mail. Parking on the common areas and on the streets remains an issue. Issue of vehicle being repaired in the street right of way was noted. Notification will be sent to violators. Several home owners have been parking RVs and a trailers for extended periods of time and later moving these vehicles. As a courtesy, the Rules and Regulation Committee will send out letters of information to gently remind home owners of the covenants.

Due to the drought restrictions posed by the Southwest Florida Water Management District (SWFWMD), yard conditions will not be enforced until further notice by this agency.

Correspondences: No new correspondence this month.

New Business: Beverly DeSantis volunteered for the Activities Committee. Beverly will prepare a list of activities along with estimated budget required for each event, and present it at the next Board meeting.

Old Business:

Gene has talked to the Golf Course representative, Gary, about cleaning the sidewalks around the golf course restroom and common areas. However, the maintenance has not been conducted by the Golf Course along these sidewalks.

Peggy reported on the ongoing issue with LGI and delinquent dues for two lots. Construction has been initiated on these lots. The house plans have not been approved by the ARC. Initially, it appears the house plans are similar to approved plans. However, Peggy will follow up with LGI to resolve the due issue, obtain the house plans, and to confirm two-story houses are not being constructed. If a resolution is not established with LGI, the attorney will be consulted.

Brief follow up discussion on placing no parking signs in common areas. Peggy has not heard back from the Hernando County Public Works department inspector. Stan volunteered to follow up on the no parking signs.

The ARC Guidelines were revised to update verbiage on play structures. The draft guideline was provided to the Board members by e-mail prior to the meeting, and hard copy was provided to Stan for review at the meeting. The guideline revision will be voted on at the next meeting.

Next Meeting: The next meeting will be held on Monday, July 31st at 6:30 p.m. at TBD.

Motion to adjourn was submitted by Kathy, seconded by Peggy. Motion carried and the meeting was adjourned at 8:40 p.m.