

MAYFAIR LAKES HOMEOWNERS ASSOCIATION

General Public Meeting of the HOA

March 23, 2015, Legends of Green.

Called to order: 7:05pm

Roads and Sheriff Patrols:

Both, councilman and service director presenting, Sawgrass is to get some minor repairs. It is one of Green's top 6 worst roads. There will be an overlay which will cost \$18 per square yard rather than \$50 per sq. yd. to save the city some money while they consider other options. Supposedly, this type of repair is to last 5-8 years. At a later date, depending on conditions and costs, it will be a major reconstruction/renovation.

Core samples to be taken. Humped up areas will be cut out and replaced due to poor organic soil causing the swelling problems now.

Inspection will be done on inlets to see which will be a total replacement or a refurbish.

City residents can fill out a form on capital improvements; Individuals can elect to pay if it is more than a maintenance deal. Can spread out contributing costs over ten years.

Some residents asked about sidewalks. Sidewalks need a curb to lower the costs associated with putting them in.

All fixing right now will be passed through out all the streets. Most asphalt plants will open up in early April but all should be open this summer to allow Green to get supplies.

Rt. 241 construction will come in early 2018

The total numbers of problems decreasing as far as sheriff patrols. Speeding still a problem near the end of sawgrass and 619

Question from a resident and answer from the Board:

Q: Mr. Claytor questioned the fix-up and repair of the islands. He would like to see a better Christmas display and would like to see the company that reconstructed the islands answer some questions about the electricity.

A: An electrician said one of the lines into the meter was dead. And the source of the electric needs to be located. Decision to hold off on more money being spent.

Announcement:

Open board positions announced by Kurt: President and Treasurer and At-large positions available. Nominations taken now. Alan Falconer is a Presidential candidate. Kurt explains all positions responsibilities.

Ponds:

Michael Hilgert; ponds are the largest expense. Aquadoc will be around in april, and every 2 weeks. Amount of rain will have effects on chemical strength.

Grates being upgraded with stainless steel to prevent rot. New grate in bottom of Sand dr.

Pond 7 will be cleaned up early this spring/summer. Pond 6 has had work and still needs dredged.

Treasurer report: Bruce Hollingsworth presenting.

Dues raised by \$25 to \$150. Rationale: Looked at pond work from 2009 and 2010 and new prices are much higher because economy is better therefore they charge more. We need \$150k sitting in the bank by 2025 to make sure there is enough money to pay for ponds.

Bruce – dredging left us with a deficit of \$2.6k.

End of last year = \$24k in checking and \$22k in investments due to dues arriving this march. This should cover us through the end of the year. We have 80% of HOA dues from the houses in to this point. A

The crowd applauded Bruce's efforts in keeping the budget straight.

Mr. Claytor would like the operating budgets circulated to all the homeowners. He would like to see where the monies are potentially being spent. The Board will provide it through email as to not show the whole world our budgeting on our website.

Deeds and restrictions. Stephanie Plummer presenting.

Trash cans need to be stored from public view. New cans posing a little problem. Remind your neighbors rather than going to the Board. Trailers, etc cannot remain for more 72 hrs. People that are not in compliance will be sent letters. Someone also complaining about their neighbor and their dog.

Q- Will there be a new, clean copy of the deeds coming out.

A- Not really because it is difficult to get a quorum to make any changes to it. We have a couple of addendums but that is all.

Q- Can we hire someone to go door to door to get an amendment to change the restrictions?

A- We have tried to change them before and it was very difficult to get people to sign anything, even for free and with multiple convenient times. We need teeth in the contract but it costs money to pursue violations and what amount of money are neighbors spend?

A- The city has certain laws too but not really for our purposes. Make sure the plans for building are submitted in a timely manner.

Q- Can we put things on the website as a reminder about regulations and events?

A- Yes, we can put them on. Phil gave out the address and said the neighborhood is free to have things put on the site.

Social: by Stephanie

Garage sale will be 4/1 and 4/2, 9a-3p. She is waiting to hear back from Pegasus for large items. Description of signage and newspaper articles addressed. She believes that earlier in the spring is supposed to be a better time to have a sale. Therefore, it will be 1st of May.

Nominations taken at this time for Board Positions:

Alan Falconer nominates himself for President.

Courtney Mitchell is nominating herself for Treasurer.

Kevin Stahl nominating himself for At-Large.

Kurt Leibensperger is nominating himself for At-Large.

Futures:

Email will be sent out to follow up this meeting and budget will be sent out too.

Adjourned meeting: 8:06p.

16 families represented

Nice sunny day weather is 80 degrees. First question - do we have the minimum needed to transact neighborhood business...we have 22 including proxy votes. Need to have 20 to have meeting with business decision to be made.

Kurt w intro of bd mmbrrs w their responsibilities and new ones coming in. Positions are available for those in good standing.

7:07 floor opened up for anyone to comment.

Agenda reading

Bob Joles and ponds:

Old guy out and onto bigger things. 4 interviewed. Aqua Doc chosen – not the cheapest but reasonable and long established. And sole job is to treat ponds. Will be out 2x per month. No feedback from residents. Adding dye every treatment that keeps some of the sun out.

Q&A – 7 ponds for retention. All treatments are safe for people and animals. Ponds drain the neighborhood.

Putting aerators underneath would cut down on algae and we will look into the cost and maybe try one pond out next year after a vote.

Q&A – underground bubblers are much better than fountains- circulates the water top to bottom and reduces algae.

Finance and budget – Bruce

We were over by about \$700. Pond maint was over and the lawyers were short but Board will pay them this year. 25k in checking/sav. 22k in investment account – dipped in for pond maint. Assoc dues = 22k coming in for the year. Statements of late peo will go out this month. Offer to show this year and last year records at end of meeting.

Q&A – we are not paying szolenger and gruber. They dropped the ball on the lisy case. We will pay Buckingham bec they represented our bylaws and get them cleaned up and upheld.

Q&A – lisy's will be the last one built. Kurt explains the technicality of the original lisy case – 7 day period was not met. We have denied and accepted some within the 7 lately to keep up.

Bylaws have not been changed yet bec we need 60% of owners to sign. Therefore, we are getting this things done in less than 5 days right now. Clarifications are taken care of but the change ones are not done yet.

Q&A – about 15 homeowners are not paying dues. A few are several years old. Ex; man speaking of florida law and wants to foreclose on them. Less than 8% noncompliant. He wants to sell their houses. Bruce listed the amounts of some. One up to 400\$

Neighborhood entrance:

Raber rd. island looking overgrown and looking at a total landscape or simply taking the cherry trees out. 2 bids for around 1800\$ to this point. Anyone can share their ideas. Current landscapers bid is in.

Looking at the website and what can be done to get it up and running. Kurt wanting to use WordPress at a cost of 500\$ to get it up and running.

Social events:

Cindy gave a list to Kurt.

Stephanie said 11 and 12 at 9-3pm

Mon the 14th and Pegasus Farms will come around and pick up leftovers. Email Stephanie if you want pickup. They will mail a tax deduct rcpt afterwards.

July 4 parade on 10-12

Aug 18 back to school fire at 6pm

Trick treat on 27 at 5-7 fire at 730

Christmas santa on 8 dec

Email issues again. Some declare they don't get it.

NRB58@aol.com = Dorothy Peterson

Lucretia Johnson of 1831 Saddleboro does not do computers and need a printed newsletter.

Need to find the garage sale signs and put up ASAP

Street Issues – Kurt will be contacting the city

Security – keep an eye out

Deeds and Restrictions – the bd will always help and work with you with making sure you are in compliance.

Other issues – Streets. Man talked to road super and green filled a pot hole. Our streets are 20 yrs old. Can we get a committee? Green has collected prop taxes for 20 yrs but no new roads.

A- this is why we need people on at-lg to help with committees of these issues. Keep at it! Bug the city.

Same guy has a neighbor and last year he only mowed 2x last year. He called the realtor. Gawne 2002 Fairway Dr. had a notice sent last year. We can mow it for them and throw it on an assessment or the city can due it and bill them. Home on market right now. Neighbor will give us the Arizona address. There is a renter in it now.

Also, lots for sale guy gives us trouble and we send him letters every year.

Bd will send a letter out threatening. We will call the city. City law is 12”.

Guy complaining about dandelions on oil lot and the culdesac lot.

Final business – Elect new bd mmbrs. Kurt listed names and positions. Motion presented, 100% of households here voted yea. And 0 nea. Kurt will send out proxies to get additional votes to cover the 25% of houses needed to vote. Need about 49 households.

Website will help with people knowing who the bd members and contact are.

Meeting adjourned at 7:56pm