

Twin Ponds HOA Members Minutes Meeting

June 2, 2018

Kirby Management Group: Danny Hayes

Members Present: Carlos & Fair Herd, A. J. Richards, Tim Merrell, Andrea Ward, Donna Formby, Tommy & Mary Gore, Melvin Mobley, Shawn & Altovise Mitchell, Tom & Susan Vieth, Tim Williams, Mary Moore, Johnny & Brenda Haire.

The meeting was called to order by President Andrea Ward at 9:30 A.M. Andrea shared the discussion held with Danny regarding keeping the meeting agenda to 1 hour. Doing so will keep everyone's attention and hopefully increase attendance.

Danny suggested the meeting be a board meeting and only board members vote. After discussion it was decided the meeting was a members meeting. 2019 meetings would be called board meetings with one annual members meeting.

It was established that a quorum was present.

The minutes were approved from the February 17, 2017 Board of Directors meeting.

Committee Reports

Architectural – The Swain home was approved by the ACC. Tom has received an email that they will submit plans for a smaller home with the same sample materials being used.

Vieth Construction has started building on Lot 2B. The rain has slowed progress.

Future ACC meetings will be held the 2nd Tuesday of each month at Havana Subway. All HOA members are invited to attend. Danny will send ACC meeting reminders to all HOA members. Susan Vieth will add the HOA website and Kirby Management Group site to her flyer located at each entrance.

Tim Merrell suggested a woman who is not the spouse of a current member be added to the ACC - no one volunteered.

Grounds – Friday, June 1, Tom, Marie and Johnny met with the owner of a landscape company who proposed trimming, removing and adding plants at each entrance. An estimate is expected next week. The BOD will vote on the money for the project by email.

Shawn Mitchell raised a concern about the vacant lot next to him needing to be mowed. Tom volunteered to mow the lot. Andrea stated that Danny will send a letter to the homeowner regarding maintenance of the lot.

Manager's Report

Current checking = \$26,534.78. Expenses = \$245.06. One property owner owes back dues. The BOD will determine if it should move forward with an attorney to collect. Mary Gore suggested a certified letter be sent from Danny stating this was the final attempt to collect before an attorney would be involved. Danny knows an attorney who will send the letter and collect the attorney fees from the property owner. This will allow the HOA to receive all dues and late fees owed.

Insurance Crime Policy

Andrea stated the Florida Statute requires the HOA to consider a crime policy for the BOD. Tom will call Angie to obtain a cost to add the coverage to the HOA's current policy. The statute requires a vote by the HOA if the policy isn't purchased. This item will be discussed and voted upon at the December HOA members meeting.

Legal

3rd Amendment by Declarant – Susan explained the voting rights had changed from 75% to 90%. The declarant made this change in an effort to maintain the development, protect their investment and continue to increase property values. Some homeowners voiced concerns regarding the percentage change as the revision extends the Vieth's majority vote and prolongs the time before the Vieths are required to pay HOA fees on their vacant lots. There was also discussion that the 3rd amendment is in violation of Florida Statutes. Danny voiced a technical concern discussed with an HOA attorney who stated all actions taken should be addressed in different amendments to prevent homeowners from questioning/challenging the legality of the changes. Tom will have his attorney review the statute and if there is a concern will address it to make the amendments legal. The BOD will determine if the HOA should hire an attorney to review the action. The HOA membership will need to vote on the expense if the board recommends such action is needed.

Tom reiterated his goal is for the subdivision to be a success. Some homeowners acknowledged and expressed their appreciation for what the Vieths have done within Twin Ponds.

Tom stated all work outside of the home must go through the ACC. All outside work requires a \$1,500 deposit to insure work is completed as required by the ACC. Out buildings are allowed - sheds are not allowed.

Tom stated letters should be sent on Monday, June 4th to two homeowners concerning violations of covenants. One letter has been drafted by Danny. Andrea will review the letter for final edits.

2018 HOA meeting– 9:30 A. M. Saturday, December 1, 2018, Havana Community Center. This will be the annual HOA members meeting. BOD vacancies will be voted on. The 2019 budget will be on the agenda.

Meeting adjourned by President Andrea Ward 11:13 A.M.