

Twin Ponds HOA 2018 Annual Meeting Minutes

December 1, 2018

Kirby Management Group: Danny Hayes

Members Present: Andrea Ward (President), Donna Formby (Treasurer), Mary Gore (Vice President), Tom & Susan Vieth, Carlos Herd, Marie Gibson, A. J. Richards, Elise Simmons, Shawn Mitchell, Johnny & Brenda Haire (Secretary).

The meeting was called to order by President Andrea Ward at 9:40 A.M. Andrea stated the purpose of the meeting is to come together to share ideas and make decisions that is in the best interest of the community. She also stated that although we may disagree on issues, we should discuss and maintain respect for each other. Homeowners should feel welcome at the meetings.

A quorum was established.

June and July, 2018 meeting minutes were adopted.

Agenda item #4 Election was moved to end of the meeting.

Committee Reports

ACC – The Swain house elevation has been changed. Tom has made a request for the amended plans to be submitted. The spec house is moving along. Tom expects to be working with Mary Moore on her plans soon. John Bowden is working on his house. Tom has requested permitting for his personal home. Vieth Construction will have a home in Twin Ponds on the May, 2019 Parade of Homes.

Grounds – Bert Alligood, Heinz Nurseries has committed to begin work on the landscaping project for the entrances Monday, December 3rd. Tom will call Bert to confirm the date. The sprinkler system is in working order. A controller will be needed in the future. Sprinkler heads for the grass area at the signs will be disconnected. Watering will be for the plants. A faucet has been installed at one sign. A faucet is needed at the other sign. Vieth Construction spent funds on the sprinkler system repair and is not seeking reimbursement. Several cedar trees need to be replaced along highway 12. Johnny will check to see how many are needed and the cost to replace them. Tom mentioned we have a property owner who is employed by May Nursery who may be able to get the cedar trees for us. Danny will contact Daniel's Lawn Care to see if he is interested in the HOA contract for 2019. After discussion on the portion of property along highway 12 that belongs to Betty West it was determined that since Betty indicated she would not mow that property and the HOA had mowed it in the past that the HOA would ask Betty for permission to mow her property. She will be asked to sign a release to allow the company who has HOA lawn care contract to mow on her property. Tom will get a document from his attorney. Johnny will speak to Betty. It was felt this action was in the best interest of TP HOA in maintaining our neighborhood.

Managers' – Tom has requested again that he be copied on all emails, be aware before any phone calls are made or letters are sent and that financial reports be sent to him monthly. He wants to be involved and aware of all activity. Current checking account balance = \$21,834.27. One property owner owes back dues. The BOD determined at the July meeting to move forward with an attorney to collect the back dues. Danny has turned this over to the attorney. Crime Policy – Florida Statute requires the HOA to consider a crime policy for the BOD. Danny expects a quote next week from Auto Owners Insurance. 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. If the quote is \$300.00 or less it was determined to move forward to add the coverage to the current policy. Danny will send letters for 2019 Dues collection next week by U. S. Mail. Danny stated he does not charge the HOA a separate billing for postage, envelopes or labels that the cost is covered in his manager's fee. In the future all new property owners will sign an e-consent document at the time of the property closing.

Developer Items- 3rd Amendment – As stated at the July meeting the voting rights has changed back to 75%. Tom has streamlined the ACC review process and will not submit the \$1,500 for his personal home or future spec houses. He will continue to ask for ACC review and their input. Tom's intent is to make things as easy as possible.

New Business – A Board meeting will be called for the purpose of a performance review of all companies who have a contract with TP HOA.

Tom Ferrell homeowner in Lake Frances request to fish in the TP pond was denied. Tom will communicate this to Mr. Ferrell. It was reiterated that the intent of the homeowners is a property/home owner may take friends with them fishing but non-property owners are not allowed to fish in the TP pond without a TP escort being with them at all times.

Meetings Per Year – (2) Board of Director meetings dates to be announced. (1) Annual meeting the 1st Saturday in December, 2019.

Election of 2019 Board of Directors

President Carlos Herd

Vice President Mary Gore

Treasurer Donna Formby

Secretary Brenda Haire

5th Member Director Andrea Ward

6th Member Director Tom Vieth

Meeting adjourned by President Andrea Ward 11:16 A.M.