



GHPOA BOARD OF DIRECTORS MEETING
Minutes
February 15, 2023

Board Members:

Officers: Tim Petty, Ron Wilson, Henry Tobin, Amanda Daugherty

Directors: Andy Majoros, Paul Odena, Alicia O'Farrell, Jane Watts

Absences: Patsy Connors, Jessica Majoros

Others Present: Lt. Keith McQuaig NW District Commander, Chris Hawke, Jody Micilcavage, Karen Zeedyk, Russ Evans & wife Nikki,

Proceedings:

Meeting called to order at 5:42 p.m. by President Tim Petty

Secretary's Report:

Amanda Daugherty accepted Secretary Position.

Minutes from previous Board meeting were submitted for review. Henry Tobin made motion to approve minutes as submitted. Ron Wilson seconded. All present in favor, motion carried.

Treasurer's Report:

Treasurer Tobin reported in 2022/2023 \$51250 in dues was taken in and \$50,000 was spent according to budget.

GHPOA QuickBooks is in the process of being updated to the most recent version with the assistance of CPA, and GH Resident, Gregory Allen. Balance of outstanding dues/fees is \$6193, which is derived from 7 separate property owners. One property is in the process of having a lien filed against it for outstanding dues/fees, while two properties had foreclosures filed against them. One property with \$1500 outstanding dues/fees was seeking refinancing, so the HOA monies will be recovered at closing.

Vice President Wilson suggested President Petty review the steps of lien/foreclosure (ROI) process at the annual meeting, so residents have a better understanding of how the board recovers outstanding community money.

Design Control:

DCC Chair, President Petty

DCC application & approval process was flowing smoothly, with nothing new to report.

Deed Restriction Committee:

DRC Chair, President Petty

Committee Meeting to be scheduled to discuss issues with lengthy remodeling project. Restriction Reminder door hangers to be created & ordered by Secretary Daugherty to streamline notice to residents of restriction issues.

Welcoming Committee:

Welcoming Committee: Patsy Connors, Jane Watts

Secretary Daugherty to generate welcome packets for new residents and distribute them to committee members.

Facilities & Grounds:

Volunteer Chair, Jason Lyons

Director Lyons indicated even cold tolerant plants didn't survive the harsh winter we experienced. He personally managed our irrigation during times of frost to help preserve the community's plants.

Jason to meet with Amanda Daugherty and Russell Evans to discuss potential solutions for the curve at the beginning of the community, as this area has become hazardous with multiple accidents occurring.

Old Business:

Speeding: Community speeding issues discussed with Lt. McQuaig, the Board previously retained the services of off duty officers to patrol the community to help curb speeding on our streets, as well as to provide a law enforcement presence within our community. . . . Motion by Amanda Daugherty for Reinstatement of sheriff's office patrol. Ron Wilson seconded the motion and suggested that Tuesdays & Thursdays would be good patrol days.

Lighting: Front entrance will be more illuminated as "guardhouse" interior and exterior lights will be left on. Suggestion made to tint windows of building.

Lighting will be added on 42 lane by MSTU. City to run electric with city engineer is deciding whether new street lights will be staggered or parallel.

Speeding: Vice President Petty informed the board new speed limit signs shall be placed throughout the community

New Business:

Newsletter: Secretary Daugherty to generate & E-Blast 1st quarter's newsletter using Mialchimp platform with the following suggestions in mind:

Being a good neighbor, Dog Barking, Annual meeting Date, Recognizing Jason Lyons & The Yard Stop for their consistent support in helping beautify our grounds.

Annual Meeting: President Petty to work on menu selections with Ocala National. Jody Micilcavage volunteered to write & handout name badges for meeting.

Meeting adjourned at 6:55

Next Meeting: ANNUAL MEETING Sunday April 23 @ 3:00

2023 Meeting Schedule:

Wednesday, June 7th @ 5:30

Wednesday, August 9th @ 5:30

Wednesday, October 11th @ 5:30

Wednesday, December 13th @ 5:30