



## **GHPOA BOARD OF DIRECTORS MEETING**

### **Minutes**

**August 9, 2023**

#### **Board Members:**

**Officers:** Tim Petty, Ron Wilson, Henry Tobin, Amanda Daugherty  
**Directors:** Andy Majoros, Paul Odena, Jane Watts, Patsy Connors,  
**Others Present:** Jody Micilcavage, Starling Bennett

**Absences:** Jessica Majoros, Josh Lapham,  
Excused Absences: Tim Petty, Alicia O'Farrell,

#### **Proceedings:**

*Meeting called to order at 5:35 p.m. by Vice President Ron Wilson*

##### *Secretary's Report:*

Minutes from previous Board meeting were submitted for review. Jane Watts made the motion to approve minutes as submitted. Andy Majoros seconded. All present in favor, motion carried.

##### *Treasurer's Report:*

Treasurer Tobin reported he was in the process of sending out statements to the 70 members who were delinquent in paying their dues.

*\$94,849.44 balance.*

*\$14,237.87 receivables*

##### *Outstanding Lien-able properties:*

*\$4087 Robert Warren with dues & \$1000 fine. Maturity of violation conversation ensued.*

*\$800 Claude Pauly lien to be processed. Amanda Daugherty made a motion that the lien process begin for this outstanding debt \$800 plus costs, Andy Majoros seconded the motion and all in favor.*

*\$2087 Getfield House*

*\$1000 Fines*

*\$10,000 >> unpaid dues*

*Payables - None*

##### *Design Control:*

DCC Chair, President Petty  
In President Petty's absence nothing new was reported regarding DCC

*Deed Restriction Committee:*

DRC Chair, President Petty Committee Members: Andy Majoros, Paul Odena  
In President Petty's absence Amanda Daugherty reported three friendly reminder notices had been recently distributed for parking violations which resulted in the issues being successfully remedied.

Friendly reminder notices will be disbursed by Andy & Paul going forward. Prior to notices being delivered a quick text or email will be sent to determine if there was prior approval for the infraction.

*Welcoming Committee:* Chair: Amanda Daugherty Committee members: Jane Watts, Patsy Connors

- Welcome Packets have been delivered up to date.
- The 3rd edition of the E-Blast Newsletter will be created for disbursement in September. Chair Daugherty will contact each board member for assistance with content creation.
- Oktoberfest. Oct 14<sup>th</sup> date confirmed with Ocala National
  - Identify food trucks.
  - Games & Activities in process of being planned.
  - Booked entertainment:  
Lynn Prather & West 27  
Photo Booth

*Facilities & Grounds:*

Chair, VP Ron Wilson

Chair Wilson reported the flowers have been replaced in the beds around the oaks at the main entrance. The topic of reducing the beds was discussed at length, as the board would like to work on minimizing landscaping expenditures.

During our last meeting it was mentioned that the current lawn service provider had been complacent in their services. Since our last meeting the issues have been remedied.

Chair Wilson advised he will investigate to determine if grounds maintenance is included in the funds our residents pay into the MSTU via property taxes. If this is the case, we will initiate the bidding process to retain a new lawn service professional.

*New Business:*

*Board Member Attendance* - Ron Wilson made the motion that if a Board Member has two absences they are subject to immediate removal from the board. Henry Tobin seconded the motion. An unexcused absence is defined as an absence without communicating with the Secretary or Officers as to a reason for their absence, either prior to or immediately following the meeting.

Meeting adjourned at: 7:06

*Next Meeting:* Wednesday, October 10<sup>th</sup> @ 5:30

2023 Meeting Schedule:

Wednesday, December 13<sup>th</sup> @ 5:30