



Falcon Pointe HOA

BOARD OF DIRECTORS MEETING

3rd. Quarter HOA 07/08/2021, 7 P.M.

Location 3885 Shadowind Way

Board Members in attendance: Elmer Carrier, President, Pam Young, Kristen Hitchcock, Steve Rivera, Gregory Gonzalez

Officers in attendance: Robert Higginbotham, Treasurer

Homeowners in Attendance: Ed Huck, Baker Djoudi

Agenda: Elmer called meeting to order at 7:01 pm

1. Homeowner Questions or Comments –
 - a. the fence on the North East side of the community has come down. This fence is the City of Ocoee's responsibility.
 - b. The subject was brought up by a homeowner in attendance that there is not a sidewalk running on the Falcon Pointe side of Hempel South to Morton Jones Road (for the kids riding bikes the Gotha Middle). It is not ideal for them to cross Hempel outside of the community (no crossing guard) and then cross back at Morton Jones (where there IS a crossing guard). This issue has come up before and Orange County would not approve sidewalks on the West side of Hempel.
2. Falcon Pointe Property Update
 - a. Two homes for sale: 4035 Shadowind Way (pending), 4084 Shadowind Way (newly listed)
3. Housekeeping Items:
 - a. Yard of the Quarter Selection home has been selected; sign to be transferred
 - b. Street inspections- Falcon Pointe HOA by-laws Article 10.5 states that road inspections need to be conducted annually; because the roads had been repaired/resurfaced a few years ago, this had not needed to be done. Elmer got a quote of \$1200 from the same company that had done the inspection the last time (they are familiar with the road issues the community has had). Elmer motioned to have the quote approved; motion seconded and all board members in favor.
4. ARC
 - a. ARC requests- There are several requests being processed by the ARC committee at this time.
 - b. ARC procedures - Need a minimum of two ARC committee members to approve all ARC requests in order for the homeowners to proceed. Elmer reviewed the ARC control Article 6.9 in the Falcon Pointe by-laws, which states that the ARC committee can deny a request purely based on aesthetics.
5. New items for discussion.
 - a. Pending Violations- five remaining; those homeowners have been notified by certified letter. The board is always open to finding solutions with the homeowners- it is preferred over resorting to fining. Fences in violation have until August 31st to be replaced, repaired or taken down. We have also had some instances of homeowners parking tag-less vehicles in their driveways- which can be ticketed by Orange County Enforcement as a code violation.

- b. Lot 10 Bahia Grass issue – Reminder to homeowners that there are specific types of grass that are approved by the HOA to be installed; and there are others that are not approved. If in doubt, the homeowner can check with the ARC committee prior to resodding.
- c. Fining Committee- To avoid any conflicts of interest or potential bias, a committee comprised of members who live outside of the community would act as the fining committee (no community residents). We are looking for members, and they cannot be related to any board members. With violations necessitating a fine, the fining committee would make the final decision and the BOD would share that information with the homeowner.
- d. Parking on grass- there are a few lots in the community where the roads curve and the homeowners are forced to park on their grass. In some cases, they are unable to widen their driveways because of proximity to storm drains, etc. We will no longer approve rocks being used to widen driveways (maintenance/weeds are too much of a problem). This discussion has been tabled until the next meeting so the board members can make some observations and we can formulate some solutions.
- e. Appreciation Day

6. Capital Projects

- a. Front wall by Hempel Ave Update- Gregory Gonzalez has some contractor contacts and is looking into pricing for concrete or other solutions to the area between the wall and the sidewalk.

7. Treasurer report (see attached)

8. Election of Officers- Reelection of officers from the BOD: Robert Higginbotham (Treasurer), Catie Gall, (Secretary), Pam Young (VP) and Elmer Carrier (President) were all nominated and approved by the Board members.

9. Adjournment @ 8:11 pm

Approved by President