



## BOARD OF DIRECTORS MEETING May 15, 2021 @4PM

Elmer Carrier (President), Pam Young (Vice President), Robert Higginbotham (Treasurer), Judy Dixon (Assistant Treasurer), Catie Gall (Secretary), Steve Rivera, Gregory Gonzales, Kristen Hitchcock, Erin and Marc McAllister, Mike and Melina Duff, Ed \_\_\_\_\_

Elmer Carrier motioned to begin meeting at 4:00 pm, Second by Steve Rivera

1. Homeowner Questions or Items for Agenda
  - Movement on front landscaping? Up lighting? Landscape walk – rocks? Homeowner understands concern about liability if rocks are thrown into backyards from walkway outside community but there is lots of glass and other debris in this area that could also possibly be thrown, and homeowner would like it discussed again.
2. Introduction of Assistant Treasurer
  - Judy Dixon is introduced
3. Falcon Pointe Property Update
  - a. One property sold Lot 30
  - b. One pending Legal issue Lot 24 Late assessment – cleared up and money on the way
4. Housekeeping Items:
  - a. Select next Yard of the Month
    - Lot 48 selected
    - Congratulations! They will receive their gift card soon
5. Architectural Review Committee
  - a. Pending ARC requests?  
No
  - b. Discuss pavers from backyard to sidewalk
    - ARC committee spoke and concerns are Weed control? Compliance? That homeowners have been told no in the past

and now opening it up to allowing it?

- Decision made to continue to say no to this request.

c. Perimeter fence discussion North Pond

- Replace with vinyl fence? Replace rot iron fence at Old Winter Garden Road? If we do North fence do we do South fence? Is fence in good condition? If someone wants to put vinyl fence in front of the chain link fence can they do that? As long as its on their property. Would have to be the same vinyl fence
- Motion that if a homeowner wants to add their own vinyl fence it must match the current fence style we have present in the community in case we add fence at a later date the fencing will match. Also, the vinyl fence will be installed at the cost of the homeowner, not the HOA.

Steve Rivera motioned, Pam Young seconds

d. Discuss the possibility of Architectural Design Garage Doors

- Explanation: Paint is used on garage door to make it look like its wood. It is a special paint – concern is it is a DIY project so how does it look at end? If the outcome doesn't look good at completion would a second check by ARC committee for approval be needed? Should we request a professional to do the paint job? Or would homeowner need to purchase a new door for the architectural design door instead of using paint?
- Final decision: ARC committee to discuss with full committee and bring to the Fall HOA meeting

e. ARC Violations

- Most are cleared up (95%), one more will have mailbox looked at to evaluate it and if not completed will receive a final notice before we spend \$345 to have letter mailed from lawyer

f. Yard of Quarter

- Discussed previously in meeting

g. HOA new rules

- Some members of the board attended a State of Florida meeting and learned new rules. One of the rules is "If we see something and we know it's wrong we must address it" The board found out a homeowner has an above ground pool (Elmer Carrier read the HOA docs about above ground pools not being

permitted in the community and it is required by state of Florida to have it removed

- Letter from the board will be sent, Homeowner will have 15 days to remove the pool – letter to go out next week
- Motion presented to change time for removal from 15 day to 30 days Motioned by Kristin Hitchcock, second Steve Rivera

## 6. Accounting Items

### a. Budget Update and account status

- As of May 11- \$42, 647 some items are ear marked gate controller, sidewalk repair fund, \$27, 818
- We currently have more money in the account as soon \$5,000 will be taken out of savings and added into tree account, Higg was waiting to transfer until money needed for use
- Overall Budget is everything is on track

### b. Changes in Quick Books

- HOA has used Quick Books since Higg has been treasurer to keep accounts – one benefit is it's easy to run IRS reports
- In 2015 HOA made it possible for homeowners to pay over internet with online credit card payments and overtime Quick Books has gone through changes so community has had to purchase different products to be able to continue using Quick Book
- Now Quick Books is an annual subscription \$350
- This year Higg found it for \$250 on sale – it's currently all installed on treasurer's computer and will allow option to pay online
- Question from board is brought up: If we don't pay the annual fee will the online transactions be supported? Should we look into new options for credit card payments? Look into using pay pal instead? Square?
- Concern is How to connect payments from 3<sup>rd</sup> party into QuickBooks?
- Board requests we look into Pay Pal Pam Young who uses for her business and agreed to look into how we could use for the HOA and we will discuss at 4<sup>th</sup> quarter board meeting.

## 7. Committee Updates

### a. Entertainment Committee

b. Memorial Day Party

- Same bounce house/water slide as last year has been ordered
- Food from Sams
- Need people to set up and pressure clean picnic tables
- Borrow hoses from neighbors – Steve Rivera offered his hose
- This year will have covered tent & tables down by bounce house/water slide
- Need volunteers to decorate front gate and add wreaths

8. New Items

a. Annual Meeting and Upcoming Elections

- Steve Rivera and Kristin Hitchcock up for election – new rules are if no one challenging the position and the board member still wants the position, the position is still that board members
- Date set for June 28<sup>th</sup> at Camp Ithel
- Proxy to be signed only by the homeowner

b. Repair to Library

- Jeff and Tyler Dixon nominated by Judy Dixon to help fix it the library

c. Front entrance landscaping

- Discussed some at beginning of meeting. ARC committee will revisit it
- One Homeowner had done research on drought tolerate plants so will look at that information again
- ARC committee requests to work on paint book

d. Additional Storage suggestions

- The trailer is packed; front gate supplies in Elmer's house being stored, and we need more space.
- Would like to price out a shed on to be stored at North Pond
- Installed by Ted Shed? Pressure treated base underneath to have a nice stable platform and insure we don't have water damage
- Motion to research shed by Steve Rivera, second by Kristin Hitchcock

Motion to close the meeting at 5:07 pm by Gregory Gonzales,  
second by Steve Rivera

