

**Pillars Landing Homeowners' Association, Inc.**  
**Homeowner's Meeting**  
**May 24, 2019**

Call to Order

The meeting of the Pillars Landing Homeowners Association was called to order at 7:11 pm.

Quorum

A quorum was present in person.

Proof of notice

Proof of notice was presented.

Approve prior meeting minutes

Oct 2018 meeting minutes were approved and posted on the website. Prior meeting minutes (Feb 2019) were read and approved.

Association Business

1) Manager's Report

- (a) Landscaping: BOD will investigate the cost to trim trees and unify hedges.
- (b) Irrigation: BOD will have system checked and repairs made.
- (c) Front entrance: BOD will obtain bids to remove foam and resurface walls.
- (d) Signage ("Private Community" sign): BOD will choose a sign and determine location placement.

2) New Business

- (a) Financial Update: 2018 tax return has been filed. Details on expenses through April 2019 was provided. If there are minimal repairs, we will end the year on budget.
- (b) Bylaws (and other items) –
  - (i) Violation letters will be sent for items not in compliance. Fines will be \$100 per violation or the maximum allowable under Florida law.
    - a. Violation Notice sent – within the first 30 days – Compliance is expected
    - b. Violation Notice sent 31 days through 60 days (and no compliance) – HOA Action (fine)
    - c. Violation Notice sent greater than 60 days (and no compliance) – Lien
- (c) Property Status: Two homes sold; 10124 and 10232 Yonaomi Circle. Both homes will close prior to the end of May 2019.
- (d) Front Entrance: The entrance improvement will be conducted in 3 phases. Phase 1 will be the removal of existing shrubs, Phase 2 will be structural improvements of the walls and Phase 3 will be the replacement of landscaping and installation of solar lights.
- (e) Tree Replacement: The homeowner's reiterated their desire to not replace the tree on the corner of the development. The Board expressed their understanding and explained a decision had not been made. The decision will be based on the ability to unify the area, so the community looks cohesive and esthetically pleasing as to protect home values.
- (f) Annual Election: By unanimous vote, Mary Ann Cryer and Kris Parmer were reelected to the Board. Ron Jones resigned from the Board and Gilmore Ford was unanimously voted to replace the open position. Gilmore Ford will be President, Mary Ann Cryer will assume the role of Secretary and Kris Parmer will remain as Treasurer.

### 3)Board Business

- (i) It was announced that future meetings will be held annually. Any interim updates will be posted on the community website.

#### Adjournment

There being no further business to discuss the meeting was adjourned at 8:04 pm.

Meeting Minutes Prepared by Kris Parmer – Board Member

DRAFT