



Homeowners Association, Inc.

Annual Meeting 5/3/2021

1. Welcome. Thank you for attending. We have quite a bit to go over.
2. Approval of 2020 annual meeting minutes (provided in hand out, 1st item after this itinerary).
3. Presidents Report:
 - a. Since last year, the President and Vice President have both sold their homes and resigned from the board. A new board was elected on 12/13/2020. Since then, the following items have been completed:
 - i. Mowing bids were sent out and 3 proposals were received.
 1. Currently we are using the vendor from last year, Kingdom Lawn and Environmental, LLC., on an as needed basis. Last year the charge was [REDACTED] per mow. The new bid is for [REDACTED] per month or [REDACTED] per mowing going forward. Anything additional requested to be done, is extra at [REDACTED] per hour. *Attendees voted this option down.*
 2. The second bid is from U.S. Lawns. It is extremely detailed and includes mowing, edging, blowing, entrance plant(s) trimming (including the palm trees annually), weeding, fertilizing and mulching the flower beds at the entrance, routine inspections of property with an HOA representative, technician inspection of the irrigation system monthly for issues is included and repairing them as needed for time and materials. Cost is [REDACTED] per month. *Attendees voted this option as a Yes at the meeting agreed to using this for our lawn service.*
 3. 3rd Bid is from 1st Choice Lawn and Landscape. It duplicates most of what "U.S. Lawns bid" includes, except the following, fertilizing, mulching, sprinklers and tree trimming. All those are an additional cost above the monthly fee. They also do not have workers compensation insurance on their employees. I have asked our insurance agent if our policy would cover their employees. I should have the answer this week. The bid is [REDACTED] per month. *Attendees voted this option down.*
 - ii. Entrance way sprinklers have been repaired.
 - iii. 2021 YTD financial records are up to date in QuickBooks.
 1. Bank statements are balanced for each month completed.
 - iv. The attorney responded to our questions. All past due accounts were sent a 15 day demand for payment, with a payment option for non-bank owned properties.
 1. 1 home has paid in full.
 2. 3 homes have made the March and April payments requested. 1 home has paid the March payment, not the April payment.
 3. 6122 is bank owned and we will have written off the past due amount per the advice of the attorney, [REDACTED] as the previous board did not forward the foreclosure document to the attorney so we could be represented at the foreclosure/auction of the property. They paid someone the full amount via EFT, but unfortunately not us. They are trying to recover their funds and pay us the

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██████ actually due. Someone asked about the lien on the property, Ron clarified it had expired.

v. Pergola:

1. Quote from Williams Fencing for the pergola area received, ██████ for white fence placed between outside columns covering the 5 openings from the street view.
 - a. Ownership of the pergola is in question and it will cost an additional ██████ for the attorney to provide proof of ownership and by which party. He will also provide a document for the homeowner and the HOA to sign for turning the corner pergola area over to the homeowner with restrictions on what can be done to the area, which will include a requirement for prior HOA approval and a building permit for all improvements such as a new roof.
2. 2nd option is to abandon the columns and plant plants costing ██████. Future maintenance costs to be incurred by HOA. Attendees voted this option down
3. 3rd option is to re-install a new pergola roof with aluminum that should last up to 30 years or so. The price came in at ██████ Plants etc. would be an additional cost. Attendees voted this option down, not many at the meeting liked this idea.
4. 4th option is to just take the columns out and have fencing put in its place. Price unknown and it requires the homeowners permission as half the existing columns are on their property. I also have posed the question to our insurance agent as to where we would stand if we left the columns and the homeowner in turn put their own covering over/on the columns and it blew off. Could we get sued and would the HOA insurance cover it or would we as homeowners be liable for damages? I am waiting on the response from the agent.

vi. Website was re-created and is live now.

1. "Declaration of Covenants, Conditions and Restrictions" and the "By-Laws" are both available for downloading from the website.
2. Dues are payable via a check mailed to the PO box or using PayPal on the website.
3. Google form is available for feedback to the board.
4. Coming soon will be a Google form for compliance complaints to be submitted regarding non-compliance of restrictions.

vii. Services costing the HOA a recurring fee that the current board could not justify were all discontinued and abandoned (all software related).

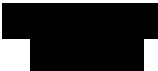
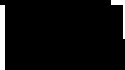
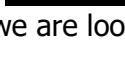
viii. Board members went door to door and met with homeowners who were home and answered their door. We also mailed out a 2-page document to every home where no-one answered the door and created a google form to collect survey questions. We got one online response from someone not on the board. The following were the concerns we collected in order descending from the most frequent to the least:

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1. Excessive speeds in the neighborhood by cars – To be addressed with the county. The county will do an assessment in the coming months and is trying to get it done by the end of the school year as school days increase daily traffic and the study needs as many vehicle(s) counted as possible to qualify for any action. If they do not get it done by school's summer break, it will be the fall before they come out. *Ron will ask when they contact us again about the speed/traffic count study.*
2. Pergola – being addressed as discussed above.
3. Wood Fences facing Stokes Road, HOA cannot tell homeowners what type of fence to have as it is not in the Declaration of Covenants, Conditions and Restrictions.
4. Semi parking in a driveway, owner was told of the violation and has since removed the truck.
5. Vehicles parked in the yard by front door - HOA cannot tell homeowners how or where to park as there is nothing in the Declaration of Covenants, Conditions and Restrictions regarding parking other than parking of greater than 1 ton trucks. *Additionally, it was suggested about making changes so boats, campers, etc. only needed to be parked in the backyard possibly. Also, trying to change the restrictions so the HOA may have jurisdiction over fences, which was discussed in reference to the black fence.*
4. Treasurer's report:
 - a. Total balance of funds:
 - i. Mid Florida Credit Union Checking: 
 - Savings: 
 - ii. Wells Fargo Bank Checking: 
5. Committee reports: Currently, there are no committees, and we are looking for volunteers.
6. Unfinished Business from 2020:
 - a. Since we only have the meeting agenda to look at, (no minutes or details) I only find the pergola as unfinished business which was covered in the president's report above.
7. New Business:
 - a. Any volunteers to join the board? *HOA explained the purpose of the association, the length of time it needs to be active and possible consequences if it is not run by community members.*
 - b. Any volunteers to join/head up a committee such as
 - i. Compliance?
 - ii. Landscaping?
 - iii. Maintenance?
 - iv. Special Events? *There was some interest in community get togethers and being able to know our neighbors.*
8. Announcements:
 - a. Next meeting will be in March of 2022. Date and venue to be decided at a future board meeting. Requests for location/venue will be sent out by no later than 1/31/2022.

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9. Adjournment.