Hamlets Grove Homeowners Association Annual Board Meeting 1.17.23 Start Time: 7:02

Board Members in Attendance: via Zoom Meeting

* Rick Waid, President
* Lucy Ford, Secretary
* Anna Azmi
* Steve Carroll
* Pam McDonald

Absent Board Members/Officers

* Muslima Lewis

Officers in Attendance

* Len Schimberg, Treasurer

**Agenda Items**

* **Budget Review by Treasurer** – as of 12.31.22
  + **Expense Review**: Bills paid during the period in the amount of $7,896.69
  + **Receivables Status**: As of the meeting, there are 3 residents behind:

1 at 2QTRs

2 at 1QTR

* + **Process for Late Receivables**:
    - * First Step – Len sends out statements showing their Past Due Status
      * After 2 QTRs Delinquency – they receive formal letter
  + **Fines:** All fines levied against a property owner must be approved by the Board
  + **2023 Budget**
    - Forecasting for road paving indicated that our current dues structure would not accommodate the costs for paving. A motion was made and all approved to raise the quarterly dues from $188 to $235 – a yearly increase of $172/per household. A notification was sent out to all residents on December 28, 2022.
  + **Motion made to approve budget in December Board meeting –** **all in favor**
* **Rules and Regulations Review**
  + The Board is reviewing our Rules and Regulations and specifically addressing a rule regarding Flags. Our current By-Laws do not address the manner in which homeowners may have flags displayed on their properties. The following is the Proposed Amendment to the Rules:

12. Flags: NO FLAG OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT FOR THE FOLLOWING:

A. ONE OFFICIAL REMOVABLE FLAG NOT TO EXCEED 4.5 FEET BY 6 FEET IN SIZE OF THE FOLLOWING TWO TYPES: a. UNITED STATES FLAG, AS DEFINED IN TITLE 4 USC §§1 AND 2, HAVING THIRTEEN STRIPES OF ALTERNATING WHITE AND RED, TOGETHER WITH THE UNION OF THE FLAG CONTAINING 50 WHITE STARS ON A BLUE FIELD IN THE OFFICIAL PROPORTIONS, SET OUT IN THE AFOREMENTIONED CODE b. AN OFFICIAL FLORIDA STATE FLAG.

B. ONE ADDITIONAL OFFICIAL FLAG FROM THE FOLLOWING ENUMERATED LIST:

a. UNITED STATES ARMY, b. NAVY, c. AIR FORCE, d. MARINE CORPS, e. COAST GUARD

f. POW-MIA FLAG C.ALL FLAGS DISPLAYED PURSUANT TO THE LIMITATIONS FOUND IN FLORIDA STATUTES §720.304, INCLUDING LIMITATIONS ON SIZE, PLACEMENT AND TIMES OF DISPLAY.

* + There is an ongoing debate between Board members regarding the impact this proposed rule would have on Decorative Garden Flags. In it’s purest form, the rule would not allow for ANY flags other than what is stated (and covered within Florida Statute). Some Board members feel this is the cleanest and least subjective language and are willing to forego the ability to display Decorative Garden Flags. Other Board members feel that the language is to extreme and would like to see a provision made that gives the ARB the ability to approve (or disapprove) Decorative Garden Flags requested by the homeowner to display. It was noted that these types of Decorative Garden Flags have been allowed over the last 35 years and could by very disruptive for the community if no longer allowed.
  + As the Board is unable to attain mutual agreement on how to move forward with the proposed rule, a decision was made to have a retainer agreement with a law firm that specializes in Condo/HOA law. Retainer fee is $250. Motion was made and approved to move forward with retainer.

**Open Action Item –** Rick will contact the lawyer and ask them to review the proposed rule and give counsel on incorporating language about Decorative Garden Flags.

* **Master Association Revitalization Plan/Meeting updates**
  + New Signage at Front Entrance off Lockwood Ridge Road - As of the distribution of these minutes, an email was sent out to all Grove Residents with several different proposed sign designs. Residents were asked to vote on their top 2 designs. Voting will be tallied and the winning designs will be presented to sign companies for quotes.
  + Budget – Rick will send out the budget for the Master Association
* **Landscaping** 
  + Replacement of plants at the entrances – the planting has been completed but mulch was not included in the original estimate. The estimate received from Yellowstone seemed to indicate that their pricing has gone up.

**Open Action Item –** Anna will get estimates from alternative companies

* + Fence panels should be up by the end of the month and then the remainder of the plantings will go in
* **Fencing Repair and Installation** –

**Open Action Item –** Rick will contact handyman for fence repairs and installation of U.S. flag in circle

* **Fountains/Ponds** 
  + A letter was sent out to each resident that lives around the ponds suggesting that they leave a 3’ buffer of grass at ponds edge to help eliminate grass clippings getting into the pond and promoting the growth of algae.
  + We are moving forward with the Healthy Pond Initiative
* **Neighborhood Security**
  + Lights are out at 49th Street Entrance.

**Open Action Item –** Rick to repair

* **Housekeeping/Board Actions**
  + **Ad Hoc Committee on Home Rentals**

**Open Action Item –** Anna will reach out to members on the committee to readdress the home ownership of timeline from 6 months to 1 year

* + **Standards** - Board to look into standards on what can be placed on the backyards of homes that border the ponds.

**Open Action Item:** ARB to standardize fence specifications along the pond

* + **Social Activities** – we determined that we will wait to reschedule both the garage sale and the block party
* **Homeowner Requests/Complaints/Violations**
  + A request was received to place personal messages on our bulletin board. (The specifics of the personal message was regarding a roommate request) Board members voted NO to allowing personal messages. It was suggested that residents use “Next Door” for personal messages.

**Open Action Item –** Lucy will send out directions to access Next Door

Meeting Adjourned at 8:25 pm Next Board Meeting: Tuesday, Feb 21st 7:00 PM EST via Zoom