March 27, 2019 – HOA Board Members – Meeting Minutes

Tiffany called the meeting to order at 6:03 p.m.

1st on Agenda – Board of Directors that consists of the 5 of us, which includes the President, Vice President, & Secretary. When a board member leaves, the next one rolls up. Is everyone good with that? When Andy sells his house, he will leave the board, and then one of the “At Large” positions will fill his vacancy. Then it would be a board of 4 until the annual board meeting. Any questions on the board of directors? None from the members.

Andy S. handed out copies of the meeting minutes from the Annual Board meeting. Tiffany asked if we should mail them out. Jason offered to make copies and put them in each person’s mailbox.

Sam asked about residents at the meeting. Tiffany said that residents can be present and offer comments but cannot vote. Tiffany said that we have to give proper notice to residents regarding the meetings. She proposed that the board makes a set monthly meeting appointment to give everyone proper notice.

Sam wants to know where we are in the process for being in or out of compliance. Are there any open, pending things that we, as a board need to get together on each Tuesday for? – Sam. Tiffany said as long as we are doing everything in the best practice and follow the Sunshine State Laws, then we are good to go. Tiffany talked about a HOA training class that can be set up for the members to attend. As far as issues, we have to renew our CC & R’s. They expire soon. We also need to get the Boating Association agreement finalized where the HOA takes over Parcel C. The BOA technically owns the pier, dock, pool, and parking lot. When the HOA was set up, the BOA was supposed to be larger. Jason - The expenses are too big for the BOA to incur that the entire subdivision uses. Tiffany – Their plan was to have this larger. Andy – The legal obstacles are that we have to have 90% of the neighborhood to agree for the HOA to take over the BOA. Tiffany said that all residents have to have access to the pier. If a hurricane wipes out everything, the BOA pays for everything from the tide line out. Andy B. doesn’t think 90% of the community will pass it. If we don’t do it this way, then the BOA will be defunct. Only one person verbally had a problem with it.

Tiffany – Tonight’s meeting is to talk about what needs to be done. Dave suggested that we change the percentage from 90% to 75% in the next HOA covenants due soon. Tiffany and Sam agreed that was a good idea. Tiffany – If you amend the CC & R’s then they are permanently amended right? Yes. It’s something to look at down the road. We need to contact the attorney, get a definition the amendment on it and find out when the CC & R’s expire. We will circle back on it at the next meeting. Tiffany – We have to actively trying to pursue it so that we cannot be sued. Jason asked if we can each take a section and go door-to-door to ask neighbors. T – Seeking legal counsel, that is pursuing it. Sam – Let’s have a moving motion to get legal counsel on amending the CC & R’s. Tiffany seconds that. It was a unanimous vote.

Andy S. - Listed all the contacts. Ian (Gate Keeper) 757-771-4988. Andy B. 757-350-1269. Sam asked about the treasurer. Tiffany and Andy S. explained the Treasurer’s position and what she does. We can carry a negative as a Not for Profit organization.

Tiffany motioned to approve the minutes. Sam seconded it. We are going to mail them back out to everyone. We will add the dates we are going to meet. 2nd Wednesdays of the month work for everyone for monthly board meeting. Approved by the board.

Tiffany – Is there anything on the budget that we have questions about? Sam and Andy B. asked to table it to the next meeting. Our goal in the neighborhood is to roll money over into the reserves for roads, repairs, etc. Sam thinks he found some cash for us. He was on a board up north. The surcharged homeowners who rent their properties more than 10 months out of the year due to the wear and tear on the neighborhood. Sam will work on it and bring it up at a later meeting. There’s some identifiable places that we could free up money. Tiffany – Multi family dwellings are not allowed in the community. How are flight students able to live together and rent. This allows multiple cars in and out of the house/property. Sam - I came here tonight not with my own agenda but with a model to articulate it in simple terms. I’m looking at pond, pool, and parking issues. We should be more judicious in how we handle things. Tiffany said we will table the budget review until the next meeting. Sam said we need to address renter issues because if the board feels it then the neighbors feel it.

Talk changed to past issues.

Sam - It’s always a good idea to encourage neighbors to talk to each other to try to address issues.

Tiffany showed the complaint form that a resident submitted, with no address. We have to have a community that wants to help and be neighborly. Andy B. suggested that we should have a timeline of how long we have to respond to a complaint. It would calm a lot of frayed nerves. The complaint must be completed before the board can act. Tiffany – 2 ways to approach it…”Oops, you forgot to do this…” forms. Carl will volunteer to hand them out before formal complaints are filed. Jason - We need to follow up with a response in a 48-business-hour period, stating we will acknowledge receipt within 48 hours. Include a question, “have any actions been done to resolve this situation on your own?” Jason - They should be contacted personally. After 10-15 days without a correction, what is the consequence? Tiffany - Is there a complaint committee? Sam – that would give people too much power. Tiffany – The point is that there’s a 3rd party who does not have it out for someone. Andy B. suggested that the complaint committee be on the back end to make sure that everything was done accurately.

Tiffany – New landscape committee has been hired. He starts Monday, April 1st. Vinny talked to Jason about the irrigation in the front entrance. Sam has an informal work committee of a lady who will clean up the front entrance with fresh paint. Let’s do a community work day for lawn maintenance. Sam suggested Naomi & Amy come up with some ideas to spruce it up. Come up with a list of what we can do and what items we need. Vinny will get the list. John said contacting Holiday Homes to restore grounds that were torn down from construction. Vinny will do this. Saturday, April 27th was suggested as our neighborhood Earth Day/Work Day.

Tiffany talked about the fence. The newly cleared lots at the entrance to the neighborhood. Jason called a fence company to get a quote. They will come out on Friday, 29th. Sam motions to build a fence and landscape it appropriately. Andy S. suggested A1 Hurricane to get us a quote. Tiffany is concerned about the berm and drainage from the new construction outside the entrance. The fence is not budgeted. Can we approach the boundary resident and asked to go in halves on the fence? Motioned to table it to quotes and move on.

The gate and retention pond drainage is the next item. We do not have money to do both areas. We also have to do the controlled burn and clearing this year. Tiffany is going to ask Ron about the burn locations. Jason talked about the burn by the water would clear out the area for the drainage from the pond that overflows. This subdivision was developed without enough storm water drainage. First step is to pump the water after the next heave rain. The sewer drains need to be pumped out. Ways to aide in the pumping were discussed. Mitigation plan will be assessed at a later date.

Andy B. asked Tiffany for the keys to the pool. Vinny will get them from Jason.

Tiffany talked to Carl P. (ARC) about getting a plan to review how builders are assessed, monitored, fined, etc. Is there a way to restructure it so that there is a checklist that builders can’t move on until it’s signed off prior to completion. John G. (ARC) wants to get a bond. John wants a mailout to go to all residents explaining the ARC policies and procedures. Carl will send it to Tiffany.

Jason suggested creating a website that has all the HOA and ARC covenants and policies on it. Tiffany says we have one.

Tiffany will get with Ron about the controlled burn.

Sam asked how we did as the first meeting for the new board. Sam- we don’t live in a virtual community we need to interact neighborly in person. Tiffany – as board members we need to be advocates for the community.

Tiffany said that the cop car was approved by the previous board to be parked in the driveway. Tiffany wants exact verbiage on the ability to park on vacant lots. Sam motioned to table this discussion until the next meeting. Tiffany stated that the board members could research it and get together. Sam is exploring legal action to renters who violate parking issues.

Andy B. wants to suggest exploring other ways, besides a check, to pay HOA dues. Look into Venmo, PayPal fees.

Tiffany motioned to close the meeting. Sam seconded it. Meeting adjourned at 7:55 p.m.