

Minutes from Annual HOA Meeting on 10/26/22 at the Rhodestown VFD

- 6:05pm meeting called to order by Bob Larimore to establish quorum
- 6:05pm meeting adjourned
- 6:06pm meeting called to order, immediately adjourned
- 6:07pm meeting called to order to have a quorum
- Charity Hurlburt (Advantage Gold Realty) reads the Treasurer's Report
 - Starts with Balance Sheet and then asks Homeowners to look over the Profit and Losses portion of the report
 - She reviews the 2023 fiscal year and explains how to read the budget
 - She explains about choosing attorneys to pursue liens on overdue fees
 - Discusses how the HOA is spent: tax attorney, electric, landscaping, postage and mailing
 - Explained Capital Improvement Funds - homeowner asks if the Capital Improvement rolls over into the Contingency Fund and Charity verifies it does
 - Explains the lien process and costs from different local law firms
 - Suggests the new board members pursues delinquent HOA fees directly before using an attorney and offer to waive late fees in order to save on attorney fees
 - Talks about the cost and difficulty to change Covenants
- Homeowner asks about HOA dues that might be delinquent when a homeowner sells their house. Charity explains the process about collection
- Bob closes Budget Discussion and members approve the 2023 budget
- Bob describes the fence maintenance (stain & lighting)
 - He talked about landscaping and how the new board can discuss front entrance shrubbery re-do/makeover for the spring
 - Homeowner asks Bob about landscaping costs. Bob states that Atlantic Coastland Landscaping, the current contractor, offers the best price and went into details of what landscaping covers.
 - Homeowner asks who is responsible for cutting the empty cul-de-sac lots at the end of S. Bluff Circle. Bob says HOA needs to have conversation with Brandon Howard about cutting around the cul-de-sac or request the landscaping company cuts property along the road and the ditches
 - Homeowner voices previous problems with snakes and mice from the weed overgrowth on lot 110 Cypress Manor. Bob got the owner to cut the lot in September
- Bob talks about the remaining 5 white Cypress Manor mailboxes. Asks fellow homeowners to have a conversation with their neighbors to get them on board w/the community green mailboxes. New Board needs to follow up on fines for noncompliance
- Charity explains all the board members positions. Bob asks for new board member volunteers/nominations
- Homeowner and former president, Jason Helt, talks about the importance of a 5-board membership. Bob and Jason explain that Advantage Gold carries most of the HOA burdens
 - Bob Westlake volunteered and voted in as president
 - Motion made for Valentino Frate as Vice President. Motion passed
 - Motion made for Stacy Rosales to be Treasurer. Motion passed
 - Motion for Carol Larimore as Secretary. Motion passed
 - Motion made for Jason Helt to be as Member at Large. Motion passed

- Bob Vance and Shaun Kenney requested to be on the Architectural Committee. Jason Helt suggests Architectural Committee be established after new board's first meeting
- Open forum/announcements
- Homeowner asks about communication with HOA and Charity said to reach out to her through the Advantage Gold website
- Concerns brought up about speed bumps and speeding in subdivision. Speed bumps create difficulty for school buses, so county does not want to put them in
- Christmas light/decoration contest approved by homeowners. First place - \$100, second place - \$50, and third place - \$25 gift card. Board members will judge
- Homeowner requests that the new board members review the restricted covenants to modernize it
 - Discussion moved to altering the Restricted Covenants
- Meeting adjourned at 7:26 pm