

7:10 pm

11/8/18 Annual Meeting

NICK Bill

Absent!
Jason
Dave

Agenda

Debrae

6 approve

6:00 p.m. - 7:00 p.m. Neighborhood Potluck Dinner.

7:00 p.m. Annual Meeting Begins.

Welcome all members, thank you for attending!

Introduce new members and candidates.

Hope all are recovering from hurricane, reminder not to open burn. FEMA is collecting debris, so haul to the road.

(Oct. minutes now or next 1/4'ly meeting?)

1. Open, but silent and concurrent counting of Ballots while meeting continues to save time. Voters will be recorded for proper verification, but votes will remain anonymous! All documents will be retained and open for public inspection.
2. Update on achievements made this year.
 - a. Curtailed legal expense for lawsuit against home-based child care occupation.
 - b. Sent survey to entire membership to obtain thoughts regarding neighborhood issues from all members. Everyone is entitled to a voice, not just the Board.
 - c. Renegotiated Lawn contract, saved >\$1,000 per year, 3-yr. contract.
 - d. Combined 4 utility accounts into 1, dropped 3 lights from bill on St. Louis Church way, reduced utility bill > \$1,000/year.
 - e. Recreation Committee organized an Easter egg hunt and party for the neighborhood kids.
 - f. Hired new attorney to review and provide opinions on our governing documents.
 - g. Board attended HOA training class presented by local Real Estate law firm Sachs, Sax & Kaplan.
 - h. With the help of the training class and in-depth review of documents with attorney, identified several needed updates to our governing documents which we will be addressing in 2019.
3. Open discussion with membership regarding the Marketable Records Title Act and impact on HEHA governing documents.
 - a. Pursuant to Chapters 718 & 720, FS., which implement the MRTA of 1963, all C&R's, regardless of any expressed expiration date, expire 30 years after filing. They can be refreshed prior to 30-years or must be revitalized if more than 30 years have passed. 720.3032
 - b. Refreshing is easier and less costly. Ours were not refreshed, so must go through a difficult and more costly process to be revitalized. Current estimate is \$6,000 - 8,000.
 - c. Until revitalized, the Association has limited ability to enforce C&R's.
 - d. To retain the ability to operate the association, we must revitalize.
 - e. This will be a burdensome process and we will need several non-Board member volunteers to serve on a required revitalization committee. We have been told this will take 4-6 months, minimum to accomplish.
 - f. Once revitalized, we can then explore revising/updating our governing documents to catch up with the times. Don't fret, though, any revisions or updates must be agreed upon by a vote of the members.

7:51 pm.

4. Update on Road Situation.

- a. Unless or until we are annexed into the City limits, the City will never take over our roads.
- b. The County has absolutely no interest in taking over our roads. However, if we were able to get a commissioner interested in pursuing this on our behalf, it would require 100% of the property owners to approve deeding the right-of-way to the County. Many upgrades would have to be made meet the county requirements, total cost would be close to \$1 million, which would end up on our property taxes as a special assessment (additional \$1,000 per year - Terry?) for the next 10-15 years, and it would not happen for approx. 10 years from the approval to go this route.
- c. Keeping private as we are now would cost approximately \$300,000 today. Which we just don't have.
- d. The good news is that we have about 5 years before we will have to do something, which gives us time to keep saving.
- e. The not-so-good news is that we will need to raise our dues approximately \$200 per year to reach this goal. Overall, this is the best option for us follow. We will be finalizing the projected-needed increase in the near future after talking with a few investment advisors.

60' easement
your str.
to road?

5. Report from Audit committee. JuDee.

6. Presentation of 2019 budget. Vote by Board to accept, revise, reject. But, we need to approve a budget tonight.

7. Development of guidelines for approvable property improvements to get into compliance with Chapt. 720, F.S.

8. For those interested, C&R's do not prohibit golf carts, but be reminded of nuisance noise restriction. Golf cart communities have proven to encourage mingling and neighborly interactions.

9. Comments and questions from membership.?

10. Comments/questions from Board?

11. Results of vote.

12. Presentation of new Board members for 2019 - 2020.

13. Next Board meeting, second Tuesday of January, 2019.

Adjourn.

*If time allows, members are invited to socialize and eat some more!

47 cast
1 invalid

Grant 21
 Marisol 24
 Johnson 34
 Marshall 28
 Whitaker 34
 Strand 34

Anderson
EDI
1057 W. 1st St