

High Pointe North
Homeowners Association
Meeting Minutes
July 7, 2008

Bill Mahoney called the meeting to order.

Bob Arnold took roll call.

In attendance:

Bill Mahoney – President

Bill Richardson – Vice-President

Andrea Conti – Treasurer

Bob Arnold – Secretary

John Endres – Director

Carl Baisden – Director

Rachel Dixon – Director

Eugene Hayes – Director

Also in attendance were Dana Baisden, Edgar and Evelyn Reyes, along with Jason and Sergio Matamoros.

1. Minutes Review:

Bob Arnold asked if there were any changes needed on the minutes from the June 9, 2008 meeting. Eugene asked that some wording about the yard maintenance be changed. All agreed that it should be. Bob Arnold will make changes and resend to everyone. Bill Mahoney to post on the HPN web site after changes are made.

2. Report of the Treasurer:

Andrea Conti handed out the updated Treasurers Report. The current account balance as of July 7, 2008 is \$35,998.27.

To date we have 92 homeowners that have paid their association dues in full. An additional 3 have paid just the principal and 1 has made a partial payment of \$100.00 and requests that installments be made with no penalty. Bill Mahoney has also been contacted by a homeowner requesting that payment be made in 2 installments but nothing has been received to date. This leaves 41 unpaid in full or still owing penalties.

Bill Mahoney asked how everyone felt about those that wanted to pay in installments without paying their penalty and those that paid in full but failed to pay their penalty.

Much discussion had by all on the matter. Bob Arnold noted that by waiving the penalty for one you must waive it for everyone. Bob noted that this is setting a

bad precedent and that we needed to be fair and consistent with everyone and collect any penalties due. Bob then made a motion that we do just this. All voted and agreed by a vote of 8-1 to pursue any penalties due.

Bill Mahoney gave Andrea the current bills due. Bob Arnold turned in a receipt for \$50.00 for the current Yard of the Month gift card.

3. Irrigation Repair:

Carl Baisden noted that 10 companies had been called about looking at the irrigation system and none will come out without a service charge. Eugene Hayes made reference to the problems in getting companies to come out and getting quotes as they have to see what the problem is before a charge is calculated. Bill Mahoney suggested that we set a budget up for repairs. All had discussion on this. Bob Arnold made a motion that we set an initial budget of \$1,500.00 to get the system looked at and hopefully running. All voted and agreed by a vote of 9-0.

4. Attorney:

Carl Baisden has met with the various attorneys being looked at and recommends that we hire John Collins. Carl noted that Mr. Collins will take on the rest of our collections and pay us our part. We have liability only if he does not collect from the homeowner. Much discussion had by all on the matter. Bob Arnold made a motion that we retain Mr. Collins and all agreed with a vote of 9-0. The decision was made that Bill Richardson would sign with Mr. Collins in Bill Mahoney's absence this week.

5. Pond:

Bill Mahoney noted that he had contacted Earth Services and will arrange for pond maintenance this week. Bill and Eugene Hayes have walked around and noted problems that need to be addressed. Bill is also getting pricing on the fountains.

6. Yard of the Month:

Bob Arnold noted that we need to make the neighborhood aware that we recognize a Yard of the Month. Bob will put flyers on everyone's door to make them aware.

Yard of the Month awarded to James Kruse at 8432 Adele Road.

7. New Business:

Jason Matamoros of JVS Landscaping made a proposal to take over the lawn maintenance of HPN. All asked questions and it was noted that we would get back with them.

8. Neighborhood Watch:

Eugene Hayes noted that the Block Captain contact lists have been redone and handed out.

Andrea Conti noted that she had a problem with a man walking around her house and after contacting the Sheriff they did a special 2 week patrol of the neighborhood.

It was also noted that we had a situation recently where our Block Captain communication was tested. Seems that there was someone walking around that seemed suspicious so all Block Captains were contacted.

9. Code Enforcement:

Carl Baisden updated everyone on the current code violations. He noted that the house that is renting rooms was contacted but they claim not to speak English.

Carl also noted that he had approached another homeowner about parking on their front yard. The woman of the house got irate with Carl and told him that it was her house and she would do as she pleased.

Andrea Conti then brought up some information that she had gathered from the State of Florida outlining our right to fine \$100.00 per day up to \$1,000.00 for any homeowner in violation.

Andrea read from the Statute and discussion was had as to how this may or may not pertain to us. Andrea then made a motion that we move forward in exercising our rights to fine homeowners for violations as outlined in the Statute. All voted and the motion was denied by a vote of 6-3.

Much discussion was had on the motion that Andrea made and how this might affect what we are trying to do to address violations with the approved hiring of Mr. Collins tonight. Bill Mahoney then made a motion that we let Mr. Collins address violations and fines on a go-forward basis. All voted and the motion passed by a vote of 9-0.

10. Annual Meeting:

Bill Mahoney handed out the outline that he has put together for the Homeowners Association Annual Meeting.

Discussion had by all on the various points of the outline. It was decided that we would attempt to schedule the meeting after August 15th as we have to give 30 day notice and a location needs to be secured as Churchwell Elementary will not be available. Carl Baisden feels confident that he can secure a date and time at his church.

11. Next Meeting:

The next meeting has been scheduled for August 4th at 6:30pm. Carl Baisden to host.

12. Adjournment:

Bill Mahoney made a motion that the meeting be adjourned. All agreed.