

High Point North
Homeowners Association

Meeting Minutes
August 20, 2007

Bill Mahoney called the meeting to order.

In attendance:

Bill Mahoney – President

Bill Richardson – Vice President

Liz Martins – Treasurer

Bob Arnold – Secretary

John Endres – Director

Carl Baisden – Director

Andrea Conti – Director

Eugene Hayes – Director

Dan Backes – Director

1. Bill Mahoney noted that the By-Laws were approved by Bowen Family Homes (BFH), but were not yet adopted by the Homeowners Association (HA). A motion was made to approve the By-Laws as they were now. By-Laws voted on and approved, as is, by all present.

All had discussion on how we could make changes to the By-Laws in the future and what types of issues could be addressed.

2. Bill Mahoney then noted that we should have clear understanding as to what our responsibilities and duties as Officers and Directors of the High Point North (HPN) HA entailed.

Bill Mahoney noted that as President he would seek out the approval of all Officers and Directors in every decision. Discussion was had on how the Board would vote on said decisions.

Bill Richardson then read from the By-Laws outlining our responsibilities as written. Also outlined were the removal of Officers and Directors, reasons for removal, and procedure of removal by the Board.

Bill Richardson also brought up the issue of bonding the Officers. Discussion was held on the need to do so, if at all. All agreed that this was not necessary.

3. Bill Mahoney brought up the issue of insurance. Much discussion was had by all concerning insurance and why we needed it some of which included hurricane damage, drunk drivers causing damage, uninsured drivers causing damage, liability issues if someone should get hurt on common grounds, and our liability with regard to the retention ponds.

Bill Mahoney moved to get a quote on property insurance from 3 well known and reputable firms. Bill Richardson brought up the fact that an insurance agent would help in determining just how much insurance coverage and limits were needed.

A move was made that Bill Mahoney seek out insurance quotes as outlined here. All voted and approved the motion.

4. Andrea Conti brought up concerns about the boundary walls around the subdivision and noted that she had a signed petition from a prior concern regarding fencing around the retention ponds that was sent to BFH with no response from them.

Much discussion was had with regard to who is responsible for the retention ponds, their maintenance, and liability issues with them. Also at issue was our right to fence in the retention ponds as Bill Mahoney thought that responsibility for them lied with the Southwest Florida Water Management District.

All agreed that these concerns should be addressed but would be better understood after consultation with insurance agents.

5. Bill Mahoney noted that he had set-up a Post Office box for the HA. The address is:
High Point North HOA
P.O. Box 92657
Lakeland, FL 33804-2657
6. Bill Mahoney noted that a web site had been set-up for community affairs. The web site is: www.neighborhoodlink.com/lakeland/hpn/

For those homeowners without access to the internet, communication will be had via mail.

7. Bill Mahoney noted that he would pick up our corporate seal when he meets with the attorney.
8. Bill Mahoney brought up the need for a neighborhood watch (NW). Discussion was had by all on the matter and the benefits of having a NW. It was noted that other than the general safety of the neighborhood we could also get better insurance rates with the institution of a NW.

A motion was made that we move forward with the development of a NW immediately.

Andrea Conti, Bill Mahoney, and Eugene Hayes all volunteered to head up the development of the NW. Andrea will look into having the Sheriff's department at our next meeting to help set this up.

9. Bill Richardson read from the By-Laws in regards to the meeting of the Board of Directors. Discussion was had on the frequency of regular meetings and the need for special meetings.

Bill Mahoney motioned that all special meeting requests be communicated via e-mail. Discussion was also had on what constitutes a majority in special meetings votes. It was agreed that a majority in a special meeting would only consist of those present. All voted and approved.

10. Bill Richardson read from a letter that he has written informing all HPN homeowners of the formation of the HA and the Board of Directors. Within the letter is information on how to communicate with the HA and the development of a web site. Discussion was had by all on the contents of the letter with no concern from anyone. Bill Richardson will hang the letter on the doors of all homeowners.

11. Bill Mahoney outlined our annual expenses and what funds were in our bank account today. It was noted that there had been no assessment on the homeowners other than that incurred at the time of their closing. Bill outlined our need for an assessment by the end of the year, but keep the fee the same. Discussion was had by all about the timing of such an assessment and what the fee would be. It was decided to table the issue until the next meeting.

12. Bill Mahoney noted that all expenses incurred by the HA should come out of the association fees. He has paid for the post office box for 6 months out of his personal funds with reimbursement by the association expected which all agreed to.

Discussion was then had on various issues that need to be addressed quickly within the community. Bill Mahoney brought up the fact that the sprinkler system on the outside of the front wall needs to be fixed as it runs all of the time. It was agreed by all that Bill would discuss this with the lawn maintenance company and see if they could address the issue. If not, he would seek out a company that could.

13. Bill Mahoney then suggested a date for our next regular meeting. It was agreed on by all that we would next meet on September 13, 2007 at 7:00pm with the meeting to be held at the home of John Endres.

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