

High Pointe North
Homeowners Association
Meeting Minutes
January 7, 2008

Bill Mahoney called the meeting to order.

Bob Arnold took roll call.

In attendance:

Bill Mahoney – President

Bill Richardson – Vice President

Liz Martins – Treasurer

Bob Arnold – Secretary

John Endres – Director

Eugene Hayes – Director

Carl Baisden – Director

Andrea Conti – Director

1. Bob Arnold asked if there were any changes needed on the minutes from the December 3rd meeting. All agreed that they were ok. Bill Mahoney to post on the web site.

Bob also asked that everyone on the board confirm their e-mail address to Bill Mahoney as there are a few that never answer to e-mail questions.

2. Bill Mahoney then noted that we had a guest tonight, Dane Slaughter. Dane is a friend of John Endres and has had dealings in several HOA's one of which dealt with using a management company.

Dane gave us an overview of his HOA experiences in Charlotte, NC and now here in Lakeland. He currently resides in the Hampton Hills subdivision. The main focus of Dane's HOA experiences that he discussed centered on the use of a management company for Hampton Hills. As expected, there are pro's and con's to using a management company just as there is in us trying to manage all aspects of our own HOA.

At the conclusion Bill Mahoney noted that Dane gave us all many things to think about, but for us it comes down to money. We just simply do not have the funds to give consideration to a management company at this time.

3. Report of the Treasurer:

Bill Mahoney started by giving Liz some of the additional HOA dues that had been received.

Liz then handed out a recap of the 2007 Budget as well as a detailed summary of expenses and deposits since August 9, 2007. The balance as of January 7, 2008 is \$26,978.03. This amount includes due paid to date of \$1,750.00.

Bill Mahoney then handed Liz the current bills for Earth Services and Lakeland Electric.

Bill Mahoney also noted that the yearly fee of \$92.00 was due for our Post Office Box. All voted and approved to pay the fee.

4. HOA Dues Received:

Bill Mahoney noted that to date 50 homeowners have sent in their association dues. Bill also noted that 5 dues letters had been returned by the Post Office for various reasons which he will look into.

Discussion was had by all on the receipt of dues and what we expected in the way of non-payments. Bill Mahoney noted that in February we would begin assessing fees to those that have not paid.

5. Signs:

Bob Arnold handed out 3 quotes that he had procured on various types of signs for the No Trespassing and Yard of the Month signs needed. Bob showed examples of the various types of signs. Bob also noted that the No Trespassing signs might be available from the Sheriff's office for a fee of \$10.00 per sign.

Discussion was had by all on the various types of signs. It was decided that Bob was to look into the availability of the No Trespassing signs from the Sheriff's office. If those are not available, Bob will buy the signs from the company that will work best for us on pricing and type of sign.

6. Pressure Washing:

Bill Richardson talked to the efforts that he and Dan Backes had put forth on getting pressure washing quotes. Bill noted that he had a quote from MRP Pressure Washing of \$1,250.00. Bill Mahoney suggested that we hold off on any further conversation until the next meeting when Dan Backes is here.

7. Annual Report:

Bill Mahoney noted that he had received notice that we have to file an annual report by May 1, 2008 or a \$400.00 penalty fee may be incurred. Bill noted that before our next meeting, he and Liz Martins will get on Sunbiz and see what's required in the annual report.

8. Communication:

Bill Mahoney brought up his frustrations with no replies to his e-mails from the board members. He noted that he only had 2 votes for the best decorated house for the holidays. Bill will award that homeowner with a check for \$25.00 based on the 2 votes received.

Bill asked that everyone be committed to checking e-mail at least twice weekly and respond accordingly.

9. January Homeowners BBQ:

Bill Mahoney noted that Eugene Hayes has procured the pavilion at Hunt Fountain Park for January 19th. Bill noted that we have the pavilion from 11:00am until 3:00pm.

Discussion was had on getting the word out to the homeowners and what kind of attendance we might expect. Bill noted that he would get a letter out to all homeowners this week and would appreciate any help he could get in doing so. Bill noted that if we had 30-40 homeowners show up we would call it a success.

Andrea Conti brought up the need to communicate this in a formal letter to the homeowners. Bill Mahoney disagreed and thought that we should make this a light hearted affair for all to enjoy and get to know the Board of Directors. This would also be a good time for us to share what our efforts have been to date for those that might not know.

After much discussion, it was agreed on by the majority to have a light hearted and fun BBQ. Bob Arnold will coordinate the procurement of the food, drink, and supplies.

10. Returned Letters:

Bill Mahoney discussed the problem that we have with returned certified letters to homeowners. Andrea Conti will get the correct addresses of all homeowners to Bill to avoid this problem in the future.

11. Neighborhood Watch:

Bill Mahoney noted that there was nothing new regarding the Neighborhood Watch and that we aren't ready yet to get the support needed from the homeowners to make our efforts successful.

12. Code Enforcement:

Carl Baisden handed out a recap of code violations that he and Andrea Conti observed in walking the neighborhood. Discussion was had by all on the problem in resolving some of the violation issues and again on how we would handle them. Bill Mahoney will give this list to Dan Backes so that letters can be sent.

13. Open Forum:

- A. Bill Mahoney: Nothing.
- B. Bill Richardson: Bill noted that he would be out of town on January 19th for the BBQ. Bill thanked everyone for their efforts.
- C. Bob Arnold: Nothing.
- D. Eugene Hayes: Eugene mentioned that communication to him has been a problem. He thinks that his e-mail issues are resolved now.
- E. John Endres: John noted that we should send Dan e-mails on the violations that we observe and that we should learn the results of our efforts to correct them.
- F. Andrea Conti: Nothing.
- G. Dan Backes: Not in attendance.
- H. Liz Martins: Nothing.
- I. Carl Baisden: Nothing.

14. Bill Mahoney asked for dates that would work for everyone for the next meeting. It was decided that we would meet again on February 4th at 7:00pm. John Endres to host.

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