

HIGH POINT NORTH H.O.A.

RE: MARCH 6, MEETING.

Call to order 7:00 P.M., Bill Mahoney President.

In attendance:

1. Bill Mahoney, Pres.
2. Bill Richardson, V.P.
3. Andrea Conti, Director
4. Carl Baisden, Director.
5. Eugene Hayes, Director.
6. John Endres, Director.
7. Rachel Dixon in attendance as an observer and guest.

A. Report of last months minutes (February).

1. Minutes were approved as written by all Directors in attendance.

B. Report of Treasurer.

1. Report of treasurer by Bill Mahoney.
2. Our January 31st balance is the last statement available for report. Current balance as of this date; \$34,084.48 Deposit; \$2,500.00 from February Home Owners annual dues paid.
3. Resignation of Liz Martins.
 - A. Liz Martins resigned as Treasurer effective February 5th, 2008.
Resignation on file.
 - B. Liz Martins resigned as Director effective February 12, 2008.
Resignation on file.

C. Unfinished business.

1. Annual HOA dues as of March;
 - A. Current number of paid annual dues for 2008; 69.
 - B. One homeowner has submitted a partial payment.
 - C. Current unpaid dues: 63.
2. Bill Mahoney submitted a letter for review to submit for late notice of unpaid H.O.A. 2008 dues. Bill will proceed to process mailing as submitted.

Note: Discussion followed on contracting with an outside collection agency for collection of unpaid dues. Bill Mahoney will look into the cost of this. The Articles and Covenants addresses late annual dues, and makes provisions for attaching liens to homeowners mortgages.
3. Bill requested approval for the postage expenditure. The motion was made, seconded and approved by all Directors in attendance.
4. Pressure washing common area fence:
 - A. The written proposal of \$1,250.00 from M.R.P. has been approved by the Directors, and they will be contracted to provide these services.
5. Annual report 2007: Our appreciation was given to Andrea for assembling the report.

D. New Business.

1. New Treasure.
 - A. With the resignation of our Treasurer, Liz Martins, Andrea has expressed interest in the position, and has accounting experience. General discussion followed. Carl made the motion to appoint Andrea as the new Treasurer, Gene seconded the motion, and the motion was carried by all Directors in attendance.
2. Current bills due.
 - A. Our H.O.A. documents require all checks have two (2) signatures. With Liz's resignation, we currently are left with only one (1) signature. A motion was made to have Bill Mahoney authorized to proceed with the current expenditures. The motion was seconded, and carried by all the Directors in attendance.

3. Mr. Robert Stanz, of Robert Stanz, P.A. spoke to the group. Mr., Stanz has experience representing Boards of Directors/Officers for H.O.A. He gave Bill advise on filling our 2007 annual report. Also, dues in relation to homes currently in foreclosure. Discussion followed about the procedure for amending the Articles and Covenants of restrictions. Mr. Stanz submitted a "Representation Agreement" for our review. Andrea asked a question in reference to an Article, which was from an earlier copy of Deed Restriction's she had in her possession. Upon review, it was determined her document was not current. Bill Mahoney offered to provide the current, sealed copies of the Articles and Covenants to anyone upon request, for a nominal fee.
4. Accountant retainer for 2008.
 - A. A motion was made, seconded and carried to obtain an accountant firm to file our 2007 tax return, and annual report, with a \$350.00 maximum. Bill Mahoney will look into this and report at next months meeting.
5. Trash.
 - A. Dan Bakus sent an e-mail to Bill, referencing a complaint from a homeowner, of trash in front of a neighbors home. A reminder (postcard), will be sent to the owner, informing him of the infraction.
6. Directors Position.
 - A. Rachel Dixon had expressed a willingness to be involved with the Board of Directors. A general discussion followed about her appointment as a Director. A motion was made to appoint her to the Board of Directors, seconded and carried by all in attendance. The term of which, as outlined in our By-laws, to be the remained of Andreas position, which will be to August 2008, or our annual 2008 meeting.
7. Andrea was excused from the meeting @ 8:35 P.M.
8. Andrea returned to the meeting @ 8:55 PM.
9. Eugene expressed the landscaped area of the medium at our South (main), entrance is poor. A general discussion followed. Bill Mahoney offered to review this with our landscaper, and report back to the Board.

E. Report of committees.

1. Neighborhood watch Committee:
 - A. The committee needs a commitment of 30 people to support a Neighborhood watch, as required by the Polk Co. Sheriffs office. Discussion was made about how we could obtain the support of 30 homeowners. Eugene has begun to draft a letter hoping to inspire support, and will have it readied tomorrow, to distribute. John and Carl suggested a reminder be sent as well. Discussion about distribution of the Neighborhood Watch letter (commitment), was made. Bill Mahoney noted the cutoff date for notification was March 12th. One vote per household.
2. Code Enforcement Committee:
 - A. Carl has agreed to step up to the leadership role of the code enforcement. A motion was made, seconded, and carried by all Directors in attendance to move Carl to point of the Code Enforcement Committee.

F. Open Forum.

1. John: Welcomed our new Director, and congratulated Andrea on her new position.
2. Carl: Reported on his research for obtaining the services of a firm to help us track down information on vehicles which are parked in violation of the deed restrictions. His search is ongoing, and will follow up with the board as more information becomes available. Additionally, Carl noted many homeowners are speeding in the neighborhood, and made note, one way to address this could be the installation of speed bumps. A general discussion followed. The consensus is we have several homeowners driving to fast, and a more in-depth review is necessary. No action was taken at this time.
3. Rachel: Noted she has a problem with dogs in her yard.
4. Bill R.: Noted the electric pole, located immediately behind the right marquis to our main entrance. The consensus being it may be left over from when Bowen Family

Homes had used the lot for their onsite job trailer. Bill Mahoney offered to contact the electric company and review this with them. Bill R. welcomed our new Director, and congratulated Andrea on here nomination.

5. Eugene: Offered his thanks to all of the Directors for their hard work.
6. Bill Mahoney: Bill had paid an out-of-pocket expense of \$13.28 to Lakeland Electric for last months electric bill of the well pump and marquis lights, being unable to have two (2) signatures on a H.P.N., H.O.A. check. The motion was made, seconded and carried by all Directors in attendance to reimburse Bill for the expense.

G. Schedule for April's meeting.

1. April's meeting scheduled for the 7th, @ 7:00 p.m.
2. Location; Andrea's house, 2523 BOOTS.

Meeting adjourned: 9:30 pm by Bill Mahoney, President.

Submitted,
Bill Richardson, V.P.