

High Pointe North  
Homeowners Association  
Special Meeting Minutes  
March 18, 2008

The primary purpose of tonight's meeting was to outline for the community a Neighborhood Watch Program by Heather Spence from the Polk County Sheriff's Department.

Bill Mahoney called the meeting to order and introduced Heather.

Heather outlined for the residents in attendance how a Neighborhood Watch program works. She also showed ways in which we can all make our homes safer from break-ins.

A question and answer period followed with Bill Mahoney noting that we still had some prep work to do prior to implementing a Neighborhood Watch. Bill encouraged all residents in attendance to gather support from the neighbors so that we would have enough involved to implement such a program.

Heather was thanked by all and dismissed.

Bill then noted to the residents present that the board would be holding a special session now and that anyone that would like to sit in was welcome.

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

Eugene Hayes – Director

Carl Baisden – Director

Rachel Dixson – Director

Also present were 4 residents that wanted to sit in on the meeting. They are: James Kruse, Gary Warren, Thaddeous Bryson, and Andrea Flores.

1. Report of the Treasurer:

Andrea Conti handed out the Monthly Treasurer Report dated from February 5, 2008 thru March 15, 2008. Bill Mahoney made note of various expenses on the report specifically that we still had a number of homeowners that had not yet paid their dues.

2. Code Enforcement:

Bill Mahoney noted that Carl Baisden had been working on a letter for code violations. Bill outlined that we had decided on a "Standard Operating Procedure" for sending letters and documentation of violations at the February board meeting. Carl read his drafted letter noting that some tweaking of the letter was necessary specifically pertaining to violations listed. Changes to be made will be presented at the April 7<sup>th</sup> meeting.

Bill also noted that we need to know how many letters need to be mailed and that the Code Enforcement Committee needs to update their documentation prior to the meeting.

Bill then made a motion to open the floor to James Kruse a resident in attendance tonight. Motion was agreed to by all.

James raised concerns over the ability to enforce the By-Laws. James has secured the signatures of a number of residents on a petition to present to the board requesting more action on our part in addressing violations. Bill Mahoney and several members of the board outlined for James our frustration in having our hands tied in some respects to the actions we are allowed to take.

In addition Bill addressed the fact that the By-Laws do not give us the right to impose fines and addressed our intent to hire an attorney to help change the rights we have to address these issues and help enforce the By-Laws.

Bill then noted that Deed Restriction changes would take a quorum and probably wouldn't work.

Miscellaneous conversation was had by all with James and the other residents present about our efforts in this area to date and the challenges that we face with enforcement.

Eugene Hayes made note that he had talked with the Sheriff's department about parking on the streets. Bill Mahoney noted that we would need to discuss this at the next meeting as this would be tied to a Neighborhood Watch program.

3. New Director:

Bill Mahoney noted to the residents present that we are in need of a new director with the resignation of Dan Backes. Bill asked each of them to speak outlining who they are, what they do, and anything else they'd like to share in helping us decide who will fill the open position.

Andrea Flores, James Kruse, Thaddeous Bryson and Gary Warren all spoke on their own behalf, with Gary noting that he was concerned about the By-Law issues and Code Enforcement but did not want to be on the board.

Bill Mahoney noted that we only had one position open on the board, but we could use additional help with the By-Laws and Election Committee's.

Bill Mahoney then asked if the board if they wanted to vote now on whom we pick to fill the open position. Carl Baisden made a motion that we think about it and vote at our next meeting. All voted and agreed.

4. Attorney:

Eugene Hayes asked where we stood on hiring an attorney. Bill Mahoney noted that we were not ready to hire one and felt that we should talk to a few more prior to making a decision.

Eugene expressed discontent over the fact that making decisions is always a long drawn out affair and that we need to move faster so that we don't drag things out for months before they get addressed.

Much discussion was had by all on the matter at Churchwell prior to us having to leave so they could lock up for the night.

Upon leaving it was decided that we would all convene at Bill Mahoney's house. Carl Baisden and Rachel Dixon left the meeting at this point.

The rest reconvened at Bill Mahoney's house. Further conversation was had by all on the matter of how we move faster to resolve issues than we have in the past.

One issue brought up was getting Andrea listed on Sunbiz as Treasurer so that we can get her on the checking account. Bill Mahoney noted that he was waiting until we had the Annual Report to send into Sunbiz so that we could save money by handling both at the same time.

Bob Arnold made a motion that we go ahead and pay the extra cost involved and have Bill get Andrea listed immediately. The projected cost for doing so would be under \$100.00. All voted and agreed to do so.

Bob Arnold also made a motion that we pay Eugene Hayes the amount of \$12.00 for the expense incurred for the paper used for the invitations to the Neighborhood Watch meeting. All voted and approved even though a receipt was not given.

5. Annual Meeting:

Bill Richardson noted that we need to start preparing for the annual meeting. Asked if we needed a special meeting or should we address at our monthly meeting. Bill Mahoney suggested that we address this further at the April 7<sup>th</sup> meeting. Andrea Conti to provide the format for an annual meeting.

6. Bill Mahoney confirmed that we would meet again on April 7<sup>th</sup> at Andrea Conti's house at 7:00pm.
7. Bill Mahoney made a motion that the meeting be adjourned. All agreed.