

High Pointe North
Homeowners Association
Churchwell Elementary School
Meeting Minutes
Special Meeting February 2, 2009

1. Call to order – 6:30 pm President – Andrea Conti
2. Roll call –

Andrea Conti – President - Present
Carl Baisden – Vice President - Present
Bill Richardson – Director – Present
John Endres – Director - Present
Rachel Dixon – Director - Present
Mario Moncada – Director – Absent - Late – arrived 6:41 pm
Gary Warren – Secretary – Present

3. Treasurer Report –Balance stated is \$32,455.81.
4. Implementation of fines – information and voting.

Identified chairperson to count votes – David Martins

Andrea began to clarify the intention of the fines which led to a brief discussion to inform all who are present from the community in regards to the fine amounts and how they will work with the warnings etc.

Reviewed the amendment and took questions from the community:

Question – inquiring about the fine amounts for different violations – all set at \$100 – per day up to \$1000. – This only happens if the violation is not corrected after being notified.

Carl adds that we are at this point basically due to the fact that several members of the community that have violated by-laws (and have been notified) have continued to ignore our (including an attorney that we've had working on this...) attempts to resolve the violation. Our main concerns revolve around safety and property values.

Question - Concern about improper fences that are currently erected, and apparently continue to go up. Carl mentioned that for many reasons (including the cost of the fence), there may be more time allowed to fix these issues.

There was a substantial amount of time given to the community to read over the proposed amendment and ask additional questions.

Question – concern from homeowners that are out of state for a portion of the year – how will changes and or information be communicated. Carl mentions the

utilization of email, traditional mail and use of the web site to help with this concern. The key here is to make sure that accurate contact information is had by both the board and the homeowners.

Question – concern about those who rent whether they are being given the By-laws or are informed by the owners. Bottom line here is that it is the homeowner's responsibility. We went on to discuss the boards (HOA) plan to explore the possibility of screening potential renters as occupants in our community.

Question – concern about the need to “read out loud” several times (3) and then conduct a vote to change an amendment. Eventually it was understood that the homeowner misunderstood the addition to the bylaws process. The amendment process was done correctly by Florida law for amendments. This vote was for an addition to enforce the current By-laws not replace them.

Question- in regards to liens being levied to homeowners for the violations or fines associated with. Carl and Andrea explained the process and how these liens are being used in order to collect assessments (annual dues) and probably won't be used for code enforcement – or collect on the fines. Enforcement of fines will happen in small claims court.

Prior to the vote taking place Bill Richardson addressed the community about the previous and current attempts to enforce the rules of our community as outlined in the by-laws and covenants. He basically explained that the amendment of imposing fines bothers him, and he wishes that there was a better option to move forward with. He also expressed a concern of the additional costs that can possibly be incurred by the association moving forward with this amendment (court costs, and other legal fees). He asked the community for a better suggestion – nothing was suggested.

Vote takes place and it is determined by a:

24 – Yes

3- No

Approval for the amendment and move forward.

5. Brief Neighborhood watch meeting. Gary attempted to identify among those present, who are currently block captains. Andrea assisted with this as well as addressed some current issues with a white late model Olds being a suspicious vehicle roaming the streets.

It was communicated that there is a need for additional block captains and the areas were identified. We are going to continue to move forward and attempt to fill these openings and get better communicating with the community.

A suggestion from the community - develop and use a contact list including as many homeowners' phone numbers as possible. This can be used to bridge the

current gap between the Neighborhood watch Team and the individual members of the community.

We will make an attempt of this moving forward and will do so by going door to door in an effort to communicate the plan and develop the contact list.

Additionally we hope to use the HPN community site:
www.neighborhoodlink.com/lakeland/hpn/
to serve as an additional way to communicate and keep information up to date.

6. Additional information shared with the community:

Our address:

High Point North HOA
P.O. Box 92657
Lakeland, Florida 33804

Carl Baisden set up a phone, e-mail address, and PayPal account to help homeowners.

hpnhoa@gmail.com

Our HOA phone number – 863-904-5104

We now are able to accept the following to pay HOA dues: Visa, Master Card, American Express and Discover. To pay with these cards you must go to Paypal.com

7. Open Forum –

General announcements date and location of next meeting –TBD

8. Adjournment – President