

Rolling Ridge Homeowners' Association
PMB No. 27, 2260 Ferdon Blvd., Crestview, FL 32536



November 3, 2011

MEMORANDUM FOR RECORD

SUBJECT: November 2011 Meeting Minutes, Rolling Ridge Homeowners' Association, Board of Directors

1. CALL TO ORDER:

- Nov. 3,*
- a. Board president called to order the RR HOA monthly meeting on ~~August 4~~, 2011 at 7:30 PM.
 - b. The board president convened with opening remarks: verification of quorum and recognition of homeowner in attendance, explanation of meeting rules/order concerning motion recognition and voting protocols before turning the meeting over to the board secretary.

2. REVIEW OF AGENDA:

Board Vice President read meeting agenda due to Board Secretary/Treasurer absence.

3. MINUTES OF PREVIOUS MEETINGS:

- a. BOD Meeting Reading: Minutes were not read, BOD Secretary/Treasurer not in attendance.
- b. BOD Meeting Minute Approval: Board President will reschedule minute approval for later date.

4. OFFICER AND COMMITTEE REPORTS:

- a. BOD Treasurer's Financial Report: Financial Report not available, Secretary/Treasurer not in attendance.
- b. ^{new}Architect Review Committee (ARC) Monthly Report: ARC Chairman, Ian Gardner reported that there were no ~~current~~ violations. He expressed concern for inability to regulate and reprimand multiple violators (See New Business below).
- c. BOD President's Report: HOA President, JB Whitten, shared with those in attendance the many positive remarks about our new landscaper, Arbor Outdoors. HOA President conveyed unanimous approval from the BOD concerning entranceway makeover. Only one exception, the BOD expressed disappointment in flower arrangement. Consequently, Board President suggested BOD replace flowers in the future.

5. OPEN FORUM:

- a. During floor discussion, homeowner Jose Pvallalta request status of By-Law Review Committee (BLRC). Since he volunteered to be a member of BLRC, he has not heard anything concerning By-Law revision. He was told the Secretary agreed to serve as the coordinator of the BLRC. Finally, he expressed concern about By-Law violations by homeowners as well as renters (See New Business).

6. OLD BUSINESS:

- a. Noncompliance Issue, Basketball Goal Removal. BOD President briefed he was assured by a reliable source that the basketball goal on Scotch Pine will be removed as soon as Waste Management can respond to homeowner's request.

*Web Address: http://www.neighborhoodlink.com/Rolling_Ridge_Subdivision
Email: rrhoal@cox.net Telephone: 850-665-7681*

b. Neighborhood Party: BOD Vice President briefed on status of Neighborhood Party. Everything is on coming along according to plan, i.e. food vendor, bounce castle vendor, and notifications to occupants on Wych Circle. Additionally, she stated she has a few more items to purchase on Friday; afterwards all additional supplies will be acquired and action complete. The BOD Secretary/Treasurer will procure games and prizes. Finally, an additional generator is needed. Ian Gardner as offered use of his generator and JB Whitten will bring the gas.

c. Information Sign: Together, both the BOD President and Vice briefed on many setbacks and misfortunes concerning our neighborhood sign construction. It is currently back-on track and should be completed within the next weeks. Once completed, the BOD will pursue a way to illuminate sign using solar power.

7. NEW BUSINESS:

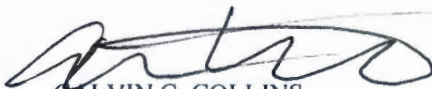
a. The President briefed those in attendance about the BOD's effort to secure a playground for the sub-division. He presented a proposal from the company that does this kind of work for the city of Crestview. Everyone's opinion was that it would cost too much (as much as \$28,000) so the following proposal was made: First, that the President get a new quote without the swing section since that was never requested, and the BOD conduct a door-to-door survey to determine if the majority of homeowners really want a playground; especially once they know both the location and the cost. It was also brought up on the floor that we might want to think about adding lights in the future and adding a fence to ensure safety and restrict use, when needed.

b. The following New Business was added after discussions about the lack of force our by-laws have when it comes to enforcing our rules. The BOD needs to get an opinion from the HOA attorney to determine if we can do what the by-laws say we can do; i.e. send someone on to a homeowner's property to correct a violation and charge them for it. This and other issues cause enough concern that legal opinion is necessary. The BOD President would take on the responsibility of consulting with legal counsel for advice.

8. ADJOURNMENT:

a. BOA President recapped assignments: 1) The President will contact Mr. Kilpatrick about a new quote on the playground, and then inform the other board members so that we can conduct a door to door survey on the needs of such a playground. 2) The President will also contact the HOA attorney to have him determine what our options are when it comes to enforcing our by-laws. He will contact the board members after that determination is made and then a game plan can be drawn up as to how to proceed with further actions. 3) The Treasurer/Secretary will contact the volunteers for the By-Laws Review Committee and give them direction on getting this review done.

b. Meeting adjourned at 9:35 P.M. Next meeting will take place on January 5, 2012 at American Red Cross in Crestview.



CALVIN C. COLLINS
Secretary/Treasurer, Rolling Ridge
HOA Board of Directors



JB WHITTEN
President, Rolling Ridge
HOA Board of Directors