

MINUTES OF BOARD MEETING - November 18, 2014 - Bethel Church

Meeting called to order at 7:00 pm, quorum established, guests present: Caroline Resnick, commented on legal fees, suggested no mowing next year rather than a special assessment; Mike Hutchinson; Linda Cass, came to apologize for all the problems and ask for extra time; Rick Nasten; Gary Gustafson; Ken Ball(?); Mr. Kreilick.

Minutes reviewed with discussion of revised financials from last month. Jerry to resend. Discussed a few small corrections; Motion to approve and seconded, all in favor.

Financials reviewed and discussed, including road fund reserves and loan balance. Also dues still outstanding. No voting until dues paid, send letters certified. No foreclosure by us on Todd property, attorneys says bank has foreclosed and for us to wait. Lien next year on non-dues-paying lot owners. Motion by EF to approve, second by KG, approved.

Stop signs, Jerry placed an order for two stop signs to go to Lance this week to put up. Lance filled pothole on Cowpen. Another hole in road at plant nursery. Ask Lance about new pothole, thank him and get a bill for costs. Mowing to be finished before Thanksgiving.

KG brought up homeowners mowing instead of a service. Hard to enforce and voted down at a general meeting. EF said mowing as well as all other services will be brought up at meeting.

Architectural Reviews? None. Any to be brought before the board on December 16th. Jerry said he lost Resnick and Sarmiento ARCs. Discussed an ARC for an invalid building; Lengthy discussion between Resnick and board re: portable building. Also how to change deed restrictions. The board's job under the Florida Statutes, board doesn't have much leeway. Everybody had a bit of a free-for-all for over 30 minutes regarding portable buildings and shade buildings. Ask attorney to provide legal description for what constitutes a portable building. Need ARCs for Resnick, Sarmiento, Kreilick, Sinclair at general meeting or board meeting Dec. 16th. All other violations sent letters.

No response from Mrs. Cass attorney. We can't discuss with Mrs. Cass now because the attorneys are involved. Motion to move forward with mediation on Lot 78 by JH, second by _____, five in favor, two opposed.

Annual meeting package and budget sent out with increased dues. Job description for directors will be provided at general meeting by attorney as well as the bylaws.

New Amendment to DRs to get away from notarized forms on changes and to allow 51% instead of 66-2/3% homeowners to approve changes. Mail-in votes have to be notarized, but in person to a meeting, votes do not need notarization. Not to be presented at general meeting but it may be discussed. Motion to allow this to move forward but no motion presented. Tabled until everyone has a chance to look this over and discuss on Dec. 16th.

Neighborhood garage sale for Dec. 6th. Jerry to put on Craig's List for 8 till 2.

Broken board on Celestine, Doug to fix. Put lien on house for sale responsible for \$350 in fence repairs.

Motion to adjourn by Ann, second by Eileen, all in favor.