

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF  
BLACKSTONE LANDING HOMEOWNERS ASSOCIATION, INC.**

The Board of Directors of the Blackstone Landing Homeowners Association, Inc. held their meeting on Tuesday January 20th 2015 at Fiesta Keys Clubhouse, 1101 South Beach Circle, Kissimmee at 7.00pm

**Members Present:** Weston Williamson and Miriam Cruz

**Others Present:** Martyn Thorley, LCAM manager of Association Solutions and a number of homeowners.

**Quorum** being present with 2 Board members present, the meeting was called to order at 7.04pm.

**Minutes:**

The Board reviewed the minutes of the September 23rd, 2014 Board Meeting. Upon motion by Miriam Cruz and seconded by Weston Williamson the minutes were approved as presented.

**Financial/Management:**

The financial report for November 2014 was presented to the Board by Martyn Thorley. Upon motion duly made by Miriam Cruz and seconded by Weston Williamson the financial reports for November 2014 were approved as submitted.

Martyn Thorley gave the board an update on the delinquency of the association and said that the situation continues to improve.

**Old Business:**

- **Shades and Signs:** Martyn said that these projects have now been completed. All the homeowners present agreed that the new entrance signs are a big improvement over the old ones.
- **Fence around Pumping Station on Walnut Canyon Dr:** At the last meeting the Board asked that the owners of the old broken fence, Toho Water be contacted to repair it. This was done and the fence has now been completely replaced.
- **Directional Signs on Poinciana Blvd:** Martyn reported that he had contacted the County to seek permission to place directional signs on Poinciana Blvd to help folks find the community. The County said that we must speak to their recommended Surveyor to survey the area. Despite a number of emails and telephone calls it was proving difficult to obtain a response. Miriam suggested that the company that installed the entrance signs be contacted to see if they could help. Martyn said that he would contact them.
- **Meeting Venue:** The Homeowners Association are looking in to see if there is somewhere closer to Blackstone Landing to hold the regular meetings. Miriam said that she will contact the Homeowners Association for Waterview to see if it would be possible to use their showroom for our homeowners meetings. Following a suggestion from a homeowner who struggled to find Fiesta Key,

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Martyn said that he would put out a direction sign on Poinciana Blvd near Liberty Village for the next meeting.

- **Board Vacancy:** Martyn said that there was a vacancy on the Board following the resignation of Carol Ramirez and asked if anyone would like to volunteer to be on the Board. Obed Jimenez put his name forward and after a short discussion between Miriam and Weston, Obed became the third Board member. His title will be Vice President and he will serve until July 2016.

**New Business:** Miriam asked the homeowners present if they had any concerns or questions.

A number of homeowners expressed concerns about speeding vehicles along Octavia Blvd, especially at night. Martyn said that this was really a matter for the County Sheriff (as it is a County Road) and suggested that they call the non emergency number for the Osceola Sheriff's department. It was felt that speed humps or some other traffic calming measure was required. Following a discussion, the Board of Directors passed a resolution asking the County to explore the possibility of installing speed humps along Octavia Blvd. Martyn said that he would contact the County to request a traffic study.

A homeowner said that a number of folks in the community were not following the rules laid down in the documents and suggested that in the next newsletter the homeowners association highlight the most common problems. Martyn said that he would do this.

**Date for Next Board Meeting:**

The next Board meeting was set for Thursday April 9th, 2015 at 7pm at the Fiesta Key clubhouse 1101 South Beach Circle, Kissimmee FL 34746.

**Adjournment:**

There being no further business Weston Williamson motioned to adjourn the meeting and this was seconded by Miriam Cruz. The meeting was adjourned at 8.26pm.