

**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, 5<sup>th</sup> April, 2016 at Fiesta Key Clubhouse, 1101 South Beach Circle, Kissimmee, FL 34746 at 6:30 p.m.

**Board Members Present:** Obed Jimenez and Miriam Cruz

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

**Quorum** being present with 2 Board members present, the meeting was called to order at 6:37 p.m.

**Minutes:**

The Board reviewed the minutes of the January 19<sup>th</sup>, 2016 Board Meeting. Upon a motion by Miriam Cruz and seconded by Obed Jimenez the minutes were approved as presented.

**Financial/Management:**

The financial report for February 2016 was presented to the Board by Martyn Thorley. Upon a motion duly made by Miriam Cruz and seconded by Obed Jimenez the financial reports for February 2016 were approved as submitted.

Martyn Thorley then gave the Board an update on the delinquency of the association.

**Old Business:**

**Landscaping:** Martyn Thorley reported that the Landscaper in the community, D'Best Landscaping, had greatly improved his service to Blackstone since a meeting was held with him in January and asked the Board if they wished to award him a new contract. Miriam Cruz said that she supported giving him the new contract and Obed Jimenez agreed. Accordingly D'Best will continue to be the landscaper in the community.

**New Business**

A homeowner asked if it was now possible to look again at replacing the sod on the central median on Octavia. There were also some areas by the wall on Octavia where the grass was missing. Miriam Cruz asked Martyn to obtain an estimate for replacing the sod in the first section of the median from Poinciana Blvd to the Blackstone Landing entrance.

A homeowner said that the tree damaged in the car accident and re-planted was leaning slightly. Martyn said that he would ask the landscaper to check this out.

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A homeowner said that the first tree at the main entrance needed trimming. Martyn said he would inform the landscaper.

A homeowner said that some of the owners whose fences back on to the ponds need to trim the grass next to their fences on the pond side. Martyn said that he would send out letters to those owners whose grass needed trimming.

An owner complained about the amount of dog waste along Octavia Blvd. Martyn said that if he could supply the addresses of the animal's owners he would arrange for a letter to be sent to those owners.

An owner complained of the large amount of trash left around the Walnut Playground by those using the Basketball Court. She also said that the benches in that area were rusty and needed replacing. Miriam explained that the landscaper was picking up the trash on two days per week but the large amount of kids from outside the community who use the court are the cause of the problem. The possibility of replacing the benches will be looked into.

A homeowner said that she thought that she had voted last year for a new Board President but in fact the occupant of that position had not changed from the previous year. Martyn explained that voting was to elect a member of the Board and once that person had been elected, an organizational meeting was held by the Board members to decide on their Titles for the next 12 months.

A homeowner said that the street light in the turn lane on Poinciana Blvd was out. Miriam said that this was the responsibility of Duke Energy to repair. Miriam said that she would obtain the number on the pole and report it.

A homeowner said that she used to receive points for recycling large amounts of items in her trash but this had now stopped. She had spoken to Waste Management who said that Blackstone Landing was not part of that scheme. Martyn said that he was not aware of a scheme but said that if the homeowner provided the name of the person she had spoken to at Waste Management, he would contact them.

**Date for Next Meeting:**

The date of the next meeting, which will be the annual meeting, was set for Tuesday, 19<sup>th</sup> July, 2016 at 6:30 p.m. at the Fiesta Key clubhouse 1101 South Beach Circle, Kissimmee FL 34746.

**Adjournment:**

There being no further business, Miriam Cruz motioned to adjourn the meeting and this was seconded by Obed Jimenez. The meeting was adjourned at 7:41 p.m.