

**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 Thursday April 9th 2015 at Fiesta Keys Clubhouse, 1101 South Beach Circle, Kissimmee at 7.00pm

**Members Present:** Weston Williamson and Obed Jimenez

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

**Quorum** being present with 2 Board members present, the meeting was called to order at 7.08pm.

**Minutes:**

The Board reviewed the minutes of the January 20<sup>th</sup>, 2015 Board Meeting. Upon motion by Weston Williamson and seconded by Obed Jimenez the minutes were approved as presented.

**Financial/Management:**

The financial report for February 2015 was presented to the Board by Martyn Thorley. Upon motion duly made by Weston Williamson and seconded by Obed Jimenez the financial reports for February 2015 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:**

- **Newsletter:**

Martyn Thorley said that a newsletter was sent out in February to all owners in both English and Spanish.

- **Speeding Vehicles:**

Following the January meeting, Martyn said that the County had been asked to carry out a traffic survey on Octavia Blvd, to determine if the road would be suitable for traffic calming measures. The results of this survey should be known later this month. The County however had provided a temporary flashing speed sign to try and help slow traffic down for a short period.

- **Directional Signs on Poinciana Blvd:**

The Board had commissioned a company to ascertain if it would be possible to place one or more directional signs on the South side of Poinciana Blvd to inform drivers of the community's location. The company has reported that the only possible locations would be on County owned land. In view of this the HOA would need to apply for a utility permit from the County, having first obtained approval of at least 51% of all the homeowners living in the community. In addition the area would need to be surveyed and the results of all this put together with a complete sign package and presented to the County. The signs themselves

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would cost between \$5000 and \$7000. Martyn said that to obtain approval from a majority of homeowners would necessitate a special meeting to be held and it would be almost impossible to obtain either such a high turnout or the return of such a high number of proxies. In view of the difficulty of the procedure coupled with the costs involved the Board decided not to pursue the placing of signs at this time.

- **Meeting Venue:**

Miriam Cruz was going to speak to the Waterview HOA to see if it was possible for Blackstone HOA to use one of Waterview's facilities to hold the Blackstone meetings. As Miriam was not present today this item has been tabled for discussion at the next Board meeting.

**New Business:**

Obed Jimenez reported that repairs to the fence around the Walnut Canyon playground were required. Martyn Thorley said that he would visit the playgrounds on Friday and then arrange for the repairs to be carried out.

Weston Williamson asked if it would be possible to replace the grass in certain places on the central median on Octavia Blvd. Mark Hills said that this land was owned by the County and had been infected by weeds. If the HOA wished to replace it then he recommended doing this in complete sections with St Augustine grass, rather than just patching it. Permission from the County would be required and could then be carried out when funds were available and preferably in the rainy season which would be in May next year.

A Homeowner asked if it was possible for the sidewalks on Octavia to be pressure washed. Martyn Thorley explained that this was the responsibility of Osceola County but he had never seen the County carry out this work. He suggested that homeowners write to the County requesting this or contact their Commissioner to help. Martyn said that he would also write to the County on behalf of the HOA to ask if the sidewalks could be cleaned.

A Homeowner asked why it was that a Board member had visited his property without his permission. Mark Hills replied by saying that the HOA would not ask a Board member to visit a home on behalf of the HOA unless the Board member had been invited to do so by the homeowner.

Weston Williamson and Obed Jimenez said that they believed some of the street lights on Octavia were still not functioning correctly. Martyn said to let him know if this was the case and he would contact Duke Energy again.

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**Date for Next Meeting:**

The next meeting, which is the Annual meeting was set for Thursday July 16th, 2015 at 6.30 pm 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 Obed Jimenez. The meeting was adjourned at 8.07 pm.