

**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 Wednesday, September 16<sup>th</sup>, 2015 at Fiesta Keys 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 6:35 p.m.

**Minutes:**

The Board reviewed the minutes of the April 9<sup>th</sup>, 2015 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 July 2015 was presented to the Board by Martyn Thorley. Upon a motion duly made by Obed Jimenez and seconded by Miriam Cruz the financial reports for July 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. In the last six weeks alone, the association's new attorney had recovered over \$20,000 in past due assessments.

**Old Business:**

- **Walnut Canyon Playground Fence:**

Martyn confirmed that the necessary repairs to the fence at the playground had been carried out.

**New Business:**

**2016 Budget:** Martyn Thorley presented the proposed budget for 2016 to the Board on a line by line basis, explaining the reason for each amount. Following a discussion, Miriam Cruz indicated that before approving the proposed budget, she would like to come to the Management Company's offices to compare the figures against what had actually been spent by August 31<sup>st</sup> of this year. Martyn said that the August financials were almost complete and Obed said that he too would visit the offices with Miriam to look at the latest actual expenditure figures for August.

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**Open Forum:**

A homeowner said that she was disappointed with the large amounts of weeds along Octavia Boulevard and that she felt the landscapers could do a better job of removing them. Martyn Thorley said that the landscapers were expected to pull some of the weeds, but the spraying of the weeds was done by Pest Patrol. Martyn said that he would contact Pest Patrol to ask them to carry out an extra treatment and speak to the landscapers to pull any weeds they could.

A homeowner asked if the first tree on Octavia could be trimmed or removed. Martyn said that the tree is on land owned by Osceola County and it would not be possible for the HOA to remove it, but would arrange for it to be trimmed.

A homeowner said that some of the street lights on Sycamore were out of order. Martyn said that if the homeowner could obtain the number that is on each of the lamp posts he could report this to Duke Energy on their website.

A homeowner said that the problem with speeding vehicles on Octavia continues. Martyn said that when the County installs the new bike lanes to make the road narrower, this should help.

A homeowner said that there appeared to be more stray cats around the community. Martyn said that Animal Control were the only people who could deal with this. The owner said that she had contacted Animal Control and they had said that they were not prepared to do anything.

**Date for Next Board Meeting:**

The next Board meeting was set for Wednesday, January 19th, 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 7:40 p.m.