

## **MINUTES OF THE ANNUAL MEETING OF HAINES RIDGE HOA, INC**

The members of the Haines Ridge HOA, Inc. held their Annual meeting on Tuesday January 13<sup>th</sup> 2015 at The Lamb of God Church, 901 Scenic Highway, Haines City FL 33844 at 6:30 p.m.

The meeting was called to order at 6:36 p.m. by Martyn Thorley of Association Solutions. The following directors were present- Tom Prior in person, and George Friedman via conference call. Also present was Mark Hills LCAM of Association solutions and a number of homeowners

Martyn Thorley LCAM explained that Association Solutions manage the community on a day to day basis on behalf of the Board of Directors represented here by Tom Prior.

Martyn then presented the proof of notice to the members. Quorum was met with the Declarant present holding 3 votes (B Class) for every lot, including all undeveloped phases.

Appointment of Directors: Tom Prior confirmed that the board members for 2015 will remain the same with the same titles. They are as follows:

President	Tom Prior
Vice President	George Friedman
Secretary/Treasurer	Tom Greenawalt

### **New Business:**

Tom Prior explained that the community is planned to have a total of 295 homes built over 4 phases. At present 47 homes have closed, 12 more are sold and 37 more homes will be built to complete phase 1.

Following a question from a homeowner about dues, Tom explained that currently Maronda Homes are deficit funding the community and this will continue for the foreseeable future. However, although the dues would still most likely have to go up again next year by around \$25, the aim would be to reach a point with more home sales where they stabilized and did not have to continue to increase.

A Homeowner asked if the two 'Residents use only' signs in the playground could be turned to face the Alta Vista entrance. Martyn said that he would arrange this.

A Homeowner asked if it was possible to send all letters in Spanish. Mark Hills explained that under Florida Statute some letters had to be sent in English but when there was a community newsletter produced this would also be sent in Spanish.

A number of homeowners complained that the water pressure in the community was very poor. Tom Prior said that he would speak to his contacts at the City to see if this could be improved. Martyn Thorley also said that he would call them.

A homeowner said that she had noticed that some dog owners were letting their pets run loose and not picking up after them. Martyn suggested that they call Animal control or code enforcement the next time that they witnessed such behavior, as under Florida law this is illegal.

A homeowner said that he had a problem with Gophers digging up his land. Martyn suggested contacting Animal Control to borrow a trap from them.

A Homeowner asked if speed limit signs could be placed in the community. Both Tom Prior and Martyn said that they would contact Haines City Roads and Bridges.

#### Adjournment

As there was no further business to come before the meeting Tom prior motioned to adjourn the meeting and the meeting was adjourned at 7.59pm