

## **MINUTES OF THE ANNUAL MEETING OF HAINES RIDGE HOMEOWNERS' ASSOCIATION, INC**

The members of the Haines Ridge Homeowners' Association, Inc. held their Annual meeting on Thursday, January 21<sup>st</sup>, 2016 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 6:34 p.m. by Mark Hills of Association Solutions. The following directors were present- Tom Prior in person. Also present was Martyn Thorley LCAM of Association Solutions and a number of homeowners

Mark Hills 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.

Mark 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 2016 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 96 Lots in Phase 1 had all been sold and 67 had already closed. All the future phases had been approved and eventually there would be 276 lots. He expects Phase 2 to begin construction in around 90-120 days and in Phase 2 there will be 61 homes. There will be a park in this second phase, but following a question from a homeowner Tom said that he was not sure what equipment would be placed there as this is decided by the City.

Following a question from a homeowner about dues, Tom explained that currently Maronda Homes are deficit funding the community and this will continue for some time to come. In 2015 this had amounted to \$16,500. The aim is to ensure that the community can support itself by the time it turns over to the homeowners. He said that hopefully there would not be a small increase in dues for 2017, but at this stage it was not possible to say categorically as it would depend on the situation at the end of this year.

A few homeowners said that they had noticed that some dog owners were letting their pets run loose and not picking up after them. Martyn Thorley said that he would compile a community newsletter and include a notice in it asking pet owners to comply with the law.

A homeowner said that there was a huge dip in the roadway at the Alta Vista entrance. Martyn said that he would contact the City's Roads and Bridges Department over this. Tom said that he would speak to the City also.

A few homeowners said that some folks were speeding in the community. Tom said the best people to deal with this were the City Police Department.

A homeowner asked if the entrance sign could be pressure washed. Martyn said that he would look in to this.

A homeowner asked if the palm trees that had died and been removed near the entrance could be replaced. Mark Hills explained that if a replacement tree was placed in the same spot then it would die of the same disease unfortunately.

A homeowner asked who was responsible for the trees on the easements adjacent to the sidewalk. Mark said that the homeowner was responsible for trimming them, but that the actual land there was owned by the City.

A homeowner said that some of the street lights needed attention. Tom explained that each pole had a number on it and if the homeowner reported this number to Duke Energy they would repair it usually within 3-5 business days.

A homeowner asked if Haines Ridge could be included in the list of communities that have a yard sale. Martyn said that he would ensure that the community would be included when the next yard sale date had been decided.

A homeowner said that there were concrete blocks in the playground and moles appeared to be digging in the playground. Mark said that he would have the blocks removed and contact Animal Control over the moles.

### **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 7:52 p.m.