

MINUTES OF THE LIBERTY SQUARE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY FEBRUARY 2ND 2017 @ 6:00 P.M.

The Board of Directors of the Liberty Square Homeowners Association held their Board Meeting on Thursday February 2nd 2017 at The Shamrock 1st Baptist Church, Haines City, FL 33844.

Present were Board members, James Stephens, Vanessa Penabad, Rosa Santos and James Flowers. Also present were Martyn Thorley, LCAM of Association Solutions and a number of homeowners.

A quorum with 4 of 5 Board members being present, the meeting was called to order at 6:13 p.m.

Minutes

The Board reviewed the minutes of the October 3rd 2016 Board meeting and on a motion from Vanessa Penabad and seconded by Rosa Santos the minutes of the October meeting were unanimously approved

Financial/Management Reports

Martyn Thorley reviewed the December 2016 Financials with the Board. Upon motion duly made by James Stephens and seconded by Rosa Santos the December 2016 Financial Statements were unanimously approved.

Old Business

Freedom Drive Lighting: James Stephens reported that he and Vanessa had attended the January meeting of the Polk County Sidewalk and Lighting Advisory committee. The committee had declined the request to provide funds for additional lighting on Freedom Drive. James reported that he had since spoken to the City of Haines City about additional lighting as the County had said that it should be the city who is responsible. James said that discussions are ongoing and he would report back on this at the April Board meeting.

New Business

There was no new business to discuss.

Open Forum

A homeowner said that a number of cars were parking on the street on the corner of Revere Avenue and Franklin Court and causing a dangerous hazard. Martyn said that as the streets were under the control of the City she would need to call the City of Haines City police department and if for example it would be impossible for an emergency vehicle to get by they would do something about the problem.

The same homeowner said that she had a problem with gophers digging under her grass and asked if the Board could offer a solution. Martyn said that the HOA did not have any funds to arrange for a trapper to be called out unfortunately. The homeowner then suggested if a number of

residents had the same problem they could possibly get together to pay for someone. Vanessa Penabad said that there was a group of owners on the social media website 'Next Door' and that would probably be the best place to look for other owners with the same problem.

A homeowner asked what could be done about pet owners in the community who were not picking up after their pet. Martyn said that only Animal Control or Code Enforcement could really deal with this problem as it is State law that owners should pick up after their pet. He said that if the address of the offending pet owner could be identified the HOA would send a letter. Martyn said that he would send out a newsletter reminding pet owners of their obligations and hopefully this will help.

A homeowner said that trucks were coming into the community from Stonewood Crossing and using the washout at the bottom of Revere Avenue near the railway tracks. Martyn said that he would send an email to Maronda to request that they do not continue to do this.

A homeowner asked why, when the budget showed that income was supposed to be \$81,840, does the HOA have no money to do anything. Martyn explained that this figure was the amount that would be received only if all owners paid their dues. At the present time a total of 32 owners had not paid anything in 2017 despite a payment plan being offered by the Board and so it was unlikely that all this amount would be received on time. The same homeowner asked for a copy of the December financials and James Stephens provided the owner with a copy of the Balance sheet and profit and loss report.

A homeowner asked why, in his view the management charge was so high. Martyn said that the management company charge the HOA between \$6 and \$7 per home per month and that if the Board were not happy with the cost of the service provided they only had to give the management company 30 days notice. The monthly charge for management had only increased last year due to more homes being built.

A homeowner said that he had placed statues and letters outside his home and had to remove them after being refused permission to keep them by the HOA. Martyn said that inside the home a homeowner could do whatever they want to, but outside the home permission should always be sought before doing anything.

A homeowner said that she had asked for permission to have a shed in her rear yard but had been denied on two occasions as she did not have a fence. Martyn explained that the Developer, when they had been the Declarant, had decided that if someone wished to place a play set, trampoline, shed etc on their property it should be hidden behind a fence. The Board discussed the issue and decided to table the matter to the April meeting for a final decision as to change the interpretation now could be unfair to those owners who had already purchased fences.

Next Meeting

The next meeting, which is the April Board meeting, will be held on Thursday April 6th 2017 at 6:00 pm. The venue is to be confirmed but would be either in the gazebo by the playground or at James Flower's home as he had kindly offered the use of his property to avoid the HOA having to pay for a venue.

Adjournment

Upon motion duly made by James Flowers and seconded by Rosa Santos, the meeting was adjourned at 8:10 p.m.