

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

The Board of Directors of the Liberty Square Homeowners Association held their Board Meeting on Thursday April 6th, 2017 at 1018 Suffragette Circle, 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 6:04 p.m.

Minutes

The Board reviewed the minutes of the February 2nd Board meeting and on a motion from James Stephens and seconded by Vanessa Penabad the minutes of the February meeting were unanimously approved

Financial/Management Reports

Martyn Thorley reviewed the February 2017 Financials with the Board. Upon motion duly made by James Flowers and seconded by Rosa Santos the February 2017 Financial Statements were unanimously approved.

Old Business

Freedom Drive Lighting: James Stephens gave the Board an update on the attempts to obtain street lighting on Freedom Drive. James said that he had held discussions with Ed Trail who said that there is a meeting of City commissioners on April 20th when it is hoped that the matter will be considered. James said that he is setting up a meeting with Ed again before the meeting.

Newsletter: Martyn Thorley said that a newsletter reminding owners to leash their pets and pick up after them, was sent to all owners whose email addresses we have following the February Board meeting.

Fences: The Board considered the current policy of requiring owners to put up fences on their property if they are going to place a shed, pergola or play sets in their yard. After a short discussion the Board unanimously decided to keep the existing policy in place.

New Business

Vanessa Penabad said that the Board wished to be consulted on any new ARC applications where the request from the homeowner had not been requested by any other owner before. Martyn said that this was the current policy and Management would continue to send new requests to all Board members for their decision.

James Flowers said that a decision needed to be made on the rules regarding the size and number of statues an owner was allowed to place in their front yard. After discussing the matter the Board members agreed that owners may have a maximum of 3 Statues, one of which can be up to 5 feet tall and the other two can be up to 3 feet tall.

James Flowers said that some residents are working on vehicles in the driveway of their homes and asked what can be done about this? Martyn said that owners were not allowed to work on vehicles in the driveway-this could only be done in the garage and the HOA send out violations to any owners observed doing so. If the operation was being carried out commercially inside the garage, then if this could be proved the HOA and code enforcement would be able to take action. The difficulty was in proving it.

Open Forum

A homeowner said that he was having problems with sand spurs from the common area being blown on to his property even though he had a fence. Martyn said that he would speak to the landscaper to see what he could do to keep these down. The community does not have the money for pest control in those areas which would really be the answer to the problem.

The same homeowner asked if the Board would mind if he tidied up the first entrance and maybe placed some shrubs and mulch there. James Stephens said that this was a great idea but there is currently no irrigation to the entrance and it would be difficult for anything to survive there. Martyn said he would talk to the landscaper to see if he could offer any solution. The lack of money for a water supply is the overriding problem here.

A homeowner said that he had not seen the landscaper in this area for a long time. Martyn said that he would contact the landscaping company to find out what dates they had serviced the community but the schedule at this time of year called for them to be there every two weeks.

A homeowner asked if it were possible for owners to receive a copy of the monthly financial statement and income and expense information. Martyn said that if owners requested these in an email, management would certainly be able to send an abridged copy.

Vanessa Penabad said that she would like to arrange an Easter egg hunt for the children in the community and asked the owners present if they would be interested in having this. Most of the owners felt that this was a great idea and Vanessa said she would organize a flyer for the event and asked Martyn to email this to homeowners.

Vanessa also said that she would send out a flyer for earth day when folks would be able to plant flowers if they wished to brighten up the community.

A homeowner asked when the next community yard sale will be. The date for this is now confirmed as May 20th.

Next Meeting

The next meetings, which will be the Annual Meeting and a Board meeting will be held on Thursday, August 10th, 2017. The Annual Meeting will start at 6.00 pm, followed by the Board Meeting at 6.10 pm. The venue is to be confirmed but will hopefully be at The Shamrock 1st Baptist Church.

Adjournment

Upon motion duly made by James Stephens and seconded by Vanessa Penabad, the meeting was adjourned at 7.55 p.m.