

MINUTES OF THE LIBERTY SQUARE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY OCTOBER 5TH 2017 @ 6:30 P.M.

The Board of Directors of the Liberty Square Homeowners' Association held their Board Meeting on Thursday October 5th, 2017 at Shamrock 1st Baptist Church, Marshall Road, Haines City, FL 33844.

Present were Board members, James Stephens, Ilona Sanchez and James Flowers. Also present were Martyn Thorley, LCAM of Association Solutions and a number of homeowners.

A quorum with 3 of 5 Board members being present, the meeting was called to order at 6:37 p.m.

Minutes

The Board reviewed the minutes of the April 6th 2017 Board meeting and on a motion from James Stephens and seconded by James Flowers, the minutes of the April meeting were unanimously approved

Financial/Management Reports

Martyn Thorley reviewed the July 2017 Financials with the Board. Upon motion duly made by James Stephens and seconded by James Flowers the July 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.

New Business

Budget 2018: Martyn Thorley went through the proposed Budget for 2018 on a line by line basis and recommended that the dues for next year be increased to \$485 per annum. The Board discussed the budget in detail and James Flowers made an alternative suggestion that the dues be increased to \$500 with a six month payment plan. After the Board members discussed this alternative option, James Stephens then motioned to approve the Budget as originally presented, increasing the dues to \$485 but with a 5 month payment plan. Ilona Sanchez seconded the motion and the motion was carried. The below stipulations for the payment plan are to be strictly adhered to and no exceptions will be allowed:

- 5 Month payment plan of \$97.00 per month from January to May 2018.
- All payments to be made by the 15th of the month.
- All signed payment plans have to be returned to Association Solutions by December 30th.
- If anyone misses the payment date they are off the payment plan and all interest and late fees to be applied.
- Anyone wishing to be on the payment plan must have a zero balance on their account on December 30th.

Open Forum

A homeowner asked about looking at alternative landscapers as he felt that the amount the Association was paying was too high. Ilona Sanchez said that she was currently looking at alternatives and the landscaping contract was likely to be Bid out. If the contract is Bid out, a decision on the choice of landscaper will most likely be made at the January Board meeting.

A homeowner asked if the Volleyball net could be replaced. Martyn said that he would email the Board with the request after the meeting.

A homeowner asked if extra lighting could be provided by the walkway and cabana area as it was very dark in that location and was encouraging kids to hang out there and cause trouble. James Stephens said that the homeowner should call Duke Energy as it was they who determined how many lighting poles are placed in the community.

Next Meeting

The next meeting, which will be a Board Meeting will be held on Thursday, January 11th 2018 at 6.30 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 Ilona Sanchez, the meeting was adjourned at 8.10 p.m.