

MINUTES OF THE
BOARD OF DIRECTORS MEETING
SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION

DATE 4-23-2015

The Board of Directors of the Southport Bay Master Homeowners, Association, Inc., held their meeting on Thursday 23rd April 2015 at The Poinciana Library, Doverplum Way, Poinciana.

Board Members Present: Justus Lester, and Sherilla Lestrade
Others present: Martyn Thorley L.C.A.M
Also present: A number of homeowners

Call to Order

The meeting was called to order at 6.30 pm.
A quorum was met with 2 Board Members present.

Approval of Minutes

Motion was made by Justus Lester, seconded by Sherilla Lestrade and carried unanimously to approve the minutes of the September 18th Board Meeting.

Review of Financial Reports

Martyn Thorley presented the financial and delinquency reports for February 2015. Motion was made by Sherilla Lestrade, seconded by Justus Lester, and carried unanimously to approve the February 2015 Financials and Delinquent Accounts reports.

Old Business

Verizon

Following the last meeting Martyn Thorley reported that he had contacted Verizon to see if they were interested in placing a land line system in the community to ensure a greater back up in the event of a power failure. They said that they are not interested in providing this service to the community and even if they were then they would only piggy back on the existing supplier's lines. A homeowner said that it may be necessary to try and force Brighthouse to provide a better backup on their telephone lines and maybe the County would be the ones to do this. Martyn suggested that homeowners contact their County commissioner to enlist their help if they want the County to do this. Sherilla Lestrade said that she may know someone who could help with this and would contact them.

New Business

Board Vacancy

Martyn reported that Oliver Vargas had resigned from the Board in February which meant that there is a vacancy. The homeowners present were asked if any of them wished to put themselves forward and Angel Fernandez said that he would. Both Justus Lester and Sherilla Lestrade said that they would be happy to have Mr Fernandez on the Board and he was duly elected. As the annual elections are to be held next month his initial term will only be for one month.

Open Forum

A Homeowner reported that a home near to hers had very tall grass on the property and it was generally in poor shape and why had this not been mowed by the HOA. Martyn explained that the HOA have to go through the violation process first to give the homeowner the opportunity to rectify the problem. If

MINUTES OF THE
BOARD OF DIRECTORS MEETING
SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION

the homeowner did not respond then at that time the HOA could instruct the landscapers to mow the property. Justus Lester said that in future he would like the manager to request permission from the Board members for the yard to be mowed even before the end of the violation process had been reached.

Justus Lester asked that a violation report be provided at each Board meeting going forwards. Martyn said that that this would be done.

Angel Fernandez said that the landscapers were not picking up all the trash. Martyn said that he would instruct them to ensure that all the trash is picked up.

A Homeowner asked if the landscapers could trim the Scheffleras at the entrance to improve their appearance. Martyn said that he would ask the landscapers to trim them.

Martyn asked if the Board wished to consider having new landscaping again at the entrance now that there is money available to do this. After a short discussion Sherilla and Justus said that this should be tabled for the next meeting when the initial and on- going cost implications of this could be considered. A Homeowner said that her landscaper had made a nice job of her own landscaping using stones and that any Board member would be welcome to take a look.

Sherilla and Justus said that the rain bird sensor for the irrigation system did not appear to be working correctly as the irrigation was on even when it was pouring with rain. Martyn said he would ask the landscapers to check it and replace it if necessary.

A Homeowner reported that the trees and shrubbery on Southport needed trimming. Justus said that this was a conservation area and the HOA were not allowed to trim here. Martyn said that he would supply the homeowner with the contact information for the relevant County service unit.

Angel Fernandez said that he had noticed that when the garbage truck came around the operatives did not pick up any trash that fell on to the floor. Martyn said that he would speak to the County Waste Department to report this.

A Homeowner said that vehicles were parking awkwardly on the streets at night and making it difficult to get past. Martyn said that the streets were the responsibility of the County and the Sheriff's department were best placed to deal with this.

Justus Lester said residents in the community were not picking up after their pets even though it is state law. He asked that management prepare a letter to send to all residents reminding them of their obligations over parking and being responsible for their pets.

Date of Next Meeting

The next meeting will be the Annual Board Meeting of Southport Bay Master Homeowners Association and a provisional date was set to be confirmed.

Adjournment:

There being no further business to come before the meeting, Angel Fernandez motioned to adjourn and this was seconded by Justus Lester. The meeting was adjourned at 8.03 pm.