

SOUTHERN PINES OF OSCEOLA HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

The Board of Directors of Southern Pines of Osceola Homeowners Association Inc held their meeting on Tuesday, September 20th, 2016 at 811 Mabbette Street, Kissimmee FL 34741.

Members present: Jason Enberg, Pam Joyce and Kerri-Ann Piazza

Others Present: Mark Hills LCAM and April Childs of Association Solutions, and a few members of the community.

Quorum: Quorum being present with 3 of 3 Board members the meeting was called to order at 6:30 p.m. by Pam Joyce.

Minutes:

The Board reviewed the minutes of the August 2nd, 2016 meeting. Pam Joyce motioned to approve the minutes as presented. Motion was seconded by Kerri-Ann Piazza and it was unanimously carried.

Financial/Management:

The financial report for July 2016 was presented by Mark Hills, along with an update on the delinquency report. Motion was made from Pam Joyce to approve the financials and delinquency report, as presented. This was seconded by Jason Enberg and carried unanimously.

Old Business:

There was no old business for this meeting.

New Business:

Budget 2017: Mark Hills presented the proposed budget for 2017 on a line by line basis giving explanations for each item. The board discussed in detail. Jason Enberg motioned to increase the assessment for 2017 to \$400.00 for the year with the additional income going evenly between water utilities and general maintenance. Therefore, management will amend the proposed budget to reflect the increase. Kerri-Ann Piazza seconds the motion and it is carried unanimously.

Jason Enberg motioned to allow a payment plan for 2017 under the following conditions:

- 5 Month payment plan of \$80.00 per month from January to May 2017.
- 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.

Pam Joyce asked the management company if they need to be paid additionally for this as it is outside the scope of the contract. Mark Hills declined the offer and said that there would be no charge.

Pam Joyce also asked about the override fee in the contract in relation to the sign project. Mark Hills to talk to the board about this once the project is completed and hours involved are known.

Jason Enberg asks the management company to look into the placement of a notice board on the fence by the signs.

Date and Type of next meeting: The next meeting will be a Board Meeting and this was set for January 17th, 2017 at 811 Mabbette St, Kissimmee Florida 34741 at 6:30 p.m.

Open Forum

Owner asked why the association could not tow cars from the streets and stop the problem renters moving into the community. It was explained that the documents of the community would need an amendment to have rental policy to screen all renters and the community did not own the streets, so could not tow.

Adjournment: There was no further business to come before the Board, so a motion came from Pam Joyce to adjourn at 7:15 p.m. The motion was seconded by Jason Enberg.