

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF  
STRATFORD POINTE HOMEOWNERS ASSOCIATION OF ORANGE  
COUNTY INC.**

The Board of Directors Meeting of the STRATFORD POINTE HOMEOWNERS ASSOCIATION OF ORANGE COUNTY INC., was held on Thursday September 25<sup>th</sup> 2014, 7.00pm, in the park of the Community.

**Board Members present** Jim Conover, Steve Purnell, Dave Martinez and Emilio Santos

**Others Present:** Mark Hills LCAM of Association Solutions and Several member of the membership.

**Call to Order:** Mark Hills confirmed that quorum was present with 4 of 4 Board members and the meeting was called to order at 7.03pm by Jim Conover.

**Review of Minutes:** Mark Hills explained that when all the associations documents were collected all the Board Meeting minutes where missing. Association Solutions is chasing Leland Management for the minutes.

**Financial Report:** Mark Hills presented the July 2014 financial report and an update on all the delinquency accounts. Upon motion duly made by Jim Conover and seconded by Steve Purnell, the August 2014 financial reports were approved as presented. Motion unanimously carried.

**Old Business:**

There was no old business to come before this meeting.

**New Business:**

**Fence at Playground:** To meet all insurance requirements the playgrounds have to be fenced in. Mark Hills explained the different bids to the Board of Directors with the option of White PVC, Black Aluminum, and the options of fencing in each playground separately or putting one fence across the front of the whole area and returning it to join the back wall. The Board discussed the different options and on a motion from Jim Conover to approval the bid from Florida Fence Outlet to put the one fence across the front of the whole area in the white PVC 4' high fence. The motion was second by Steve Purnell with all votes in favor. Motion carried to approve the fence.

**Budget:** Mark Hills presented the proposed budget on a line by line basis giving an explanation for each item. The proposal was to increase the assessments for 2015 to \$174.00 per quarter. The Board discussed the proposed budget in great length and on a motion from Steve Purnell to accept the proposed budget for 2015 as presented. Emilio Santos seconded the motion and all were in favor. Assessments are set at \$174.00 per quarter for 2015.

Mark Hills explained that the management company is happy to oversee a payment plan for the community to try and help stop the serious delinquency growing next year. The Board discussed and felt this was a good idea. The Payment plan was approved under the following conditions:

- 12 Month payment plan of \$58.00 per month from January to December 2015.
- All payments to be made by the 15<sup>th</sup> of the month.
- All signed payment plans have to be returned to Association Solutions by December 30<sup>th</sup>.
- 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 30<sup>th</sup> 2014.

Playground: Mark Hills explained that the playground mulch is required to be 9” to 12” deep to meet insurance and health and safety requirements. Steve Purnell expressed concerns that the playground does not meet those requirements and motioned to have the work carried out immediately. Second came from Jim Conover and motion carried unanimously.

Web Site: The Board wishes the current web site to be closed down and Association Solutions to set up their web site and maintain it.

Open Forum:

- 1) Owner asked about issues with street parking and in particular cars parking opposite each other. Mark Hills explained that the roads are owned by the County so the association can't enforce any laws or rules. It was further explained that on the Sheriff or Code Enforcement can.
- 2) Owner asked if a newsletter could be done to the community: The Board agreed that would be done once the web site is up and running and would cover topics such as: E mail addresses, Dog poop, Parking: and improvements that are coming to the community and new vendors that are in place.

**Next Meeting Date:**

The next meeting was set for January 22nd 2015 at 7pm at a location to be determined.

**Adjournment:**

There being no further business to come before the meeting Emilio Santos motioned to adjourn at 8.10pm.