

## **MINUTES OF THE BOARD OF DIRECTORS MEETING OF BLACKSTONE LANDING HOMEOWNERS' ASSOCIATION, INC.**

The Board of Directors of the Blackstone Landing Homeowners' Association, Inc. held their meeting on Tuesday April 10<sup>th</sup> 2018 at the Fiesta Key Clubhouse, 1101 South Beach Circle, Kissimmee, FL 34746 at 6:30 p.m.

**Board Members Present:** Miriam Cruz and Weston Williamson

**Others Present:** Martyn Thorley, LCAM of Association Solutions and a number of homeowners.

**Quorum** being achieved with 2 of 3 Board members present, the meeting was called to order at 7:00 p.m.

### **Minutes:**

The Board reviewed the minutes of the January 23<sup>rd</sup> 2018 Board Meeting. Upon a motion by Miriam Cruz and seconded by Weston Williamson the minutes were approved as presented.

### **Financial/Management:**

The financial report for February 2018 was presented to the Board by Martyn Thorley.

Upon a motion duly made by Miriam Cruz and seconded by Weston Williamson the financial reports for February 2018 were approved as submitted.

Martyn Thorley then gave the Board an update on the delinquency of the association.

### **Old Business:**

**Newsletter:** Martyn confirmed that a Newsletter had been sent out by email following the January meeting. Two of the homeowners present said that they had not received it and Martyn said it may be in their spam folders and to check there.

**Cameras:** Martyn said that one of the tag cameras at the entrance had not been performing as expected and the camera company had been asked to come up with a solution. They had offered two options, move the camera pole to the median (which would mean running a cable across the road at the entrance) or swap the tag camera for an overview camera and move it to the Andrews Valley Drive entrance. Miriam and Weston discussed the merits of each option and decided to have the tag camera swapped for an overview camera and moved to Andrews Valley Drive.

### **New Business:**

**Lighting:** Miriam said that in foggy or misty conditions it was difficult to see the entrance signs until you were virtually on top of them. Martyn said that he would ask the electrician to improve the entrance lighting.

**Rental Policy:** Miriam said that there seemed to be increasing problems with long term renters in the community and that the Homeowners Association currently has

no control over renters. Martyn said that it may be possible to bring in a rental policy for long term renters but it may require an amendment to the community Documents. Miriam asked Martyn to look into the possibility of bringing in a policy and obtain an estimate of the legal and other costs associated with doing this.

**Deed Restricted sign:** Weston said that he had noticed that there was no sign at the entrance to Blackstone telling people that it was a Deed Restricted community, to help prevent people soliciting. Martyn said that he would arrange for a Deed Restricted sign to be placed on Octavia Blvd.

**Washout:** Weston said that there was a large hole appearing adjacent to the storm drain on Octavia Blvd, near the Blackstone Landing Drive entrance, on the easement. Martyn said that he would contact Osceola County Roads and Bridges to have it dealt with.

**Open Forum:**

A homeowner said that he had noticed a large amount of trash being thrown out of cars. Martyn said that the landscapers do pick up the trash when they are there and are actually paid separately to only pick up trash, on days when they are not in the community for landscaping work.

A homeowner said that a couple of the street lights on Poinciana Blvd near Octavia were not working. Miriam said that each of the lamp posts had a number on it and could be reported to Duke Energy on their web site.

A homeowner complained that people were parking their cars on the grass easements. Martyn said that owners who do this are sent violation notices.

**Date for Next Meeting:**

The date of the next meeting, which will be the Annual meeting, was set for Monday July 16<sup>th</sup> 2018 at 6:30 p.m. in the Fiesta Key clubhouse, 1101 South Beach Circle, Kissimmee FL 34746.

**Adjournment:**

There being no further business, Miriam Cruz motioned to adjourn the meeting and this was seconded by Weston Williamson. The meeting was adjourned at 8:05 p.m.