

MINUTES OF THE LIBERTY SQUARE HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY AUGUST 9th 2018 @ 6:35 P.M.

The Board of Directors of the Liberty Square Homeowners' Association held their Budget Board Meeting on Thursday, August 9th 2018 at Shamrock 1st Baptist Church, Marshall Road, Haines City, FL 33844.

Present in person were Board members, James Stephens, Ilona Sanchez, Nancy Derosier and Cheryl Sperry. Travis Fryzowicz was present by telephone. Also present were Martyn Thorley, LCAM of Association Solutions and a number of homeowners.

A quorum with 5 of 5 Board members being present, the meeting was called to order at 6:50 p.m.

Minutes

The Board reviewed the minutes of the April 5th 2018 Board meeting and on a motion from Ilona Sanchez and seconded by James Stephens, the minutes of the April meeting were unanimously approved

Financial/Management Reports

Martyn Thorley reviewed the June 2018 Financials with the Board. Upon motion duly made by Ilona Sanchez and seconded by Nancy Derosier the June 2018 Financial Statements were unanimously approved.

Old Business

Vehicle Detailing and repairs: Martyn said that he had sent out violation notices to the owner of the home where vehicle repairs were being carried out. James said that the renters in the home had now moved out.

Permanent Meeting Signs: Martyn gave the Board details and prices of two models of permanent meeting signs. After a short discussion the Board members decided not to proceed with the signs for the time being.

New Business

Budget 2019: Martyn Thorley went through the proposed Budget for 2019 on a line by line basis and recommended that the dues for next year remain the same at \$485 per annum. The Board discussed the budget in detail and James Stephens motioned that the amounts for copies and supplies and printing and collation be kept the same as this year rather than increased and this was seconded by Ilona Sanchez and the other Board members agreed. James Stephens then motioned to approve the amended Budget keeping the dues at \$485 with a 5 month payment plan. Ilona Sanchez seconded the motion and the motion to approve the amended Budget was carried unanimously. 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.

Cheryl Sperry suggested that it would be a good idea to send out a Newsletter by email prior to the Budget letter being mailed out. Martyn asked Cheryl if she would like to take on the task of writing the Newsletter and Cheryl said that she would. Martyn said that if she needed assistance with this he would be happy to help. The Board members requested that if possible the Budget letter should go out in October to give people plenty of time to be prepared.

Yard Sale: Martyn said that the next community yard sale will be held on Saturday, October 6th 2018.

Construction Signs: Nancy asked Martyn to send a request to Maronda Homes to have the 'Construction Area' signs removed from the entrances.

Deed Restricted Community Signs: Cheryl asked if it would be possible to have No Soliciting signs installed at the entrances to help stop solicitors entering the community. Ilona said that this would be unlikely to prevent folks carrying out soliciting and the best option would be to call the Haines City police. The Board members decided not to proceed with having signs at present.

Bamboo Fence: Ilona asked if anything could be done about trimming the Bamboo fence in front of the cemetery. Martyn said that he would look into the matter.

Washington Entrance: Martyn asked the Board members if they wished to have the irrigation turned on at the Washington entrance and have new shrubs and/or mulch added. The Board discussed the matter and Cheryl asked the homeowners present if the money should be spent on this. A homeowner suggested using lava rock or another type and James Stephens asked Martyn to obtain an estimate for this to see if it would be viable.

Open Forum

A homeowner asked if it was possible to have improved lighting on Freedom Drive. James explained that he had been trying to have the City do this for some time but ultimately the City had said there was no money available to pay for it.

A homeowner asked if he needed to request approval to screen in his rear lanai. Martyn said that any work on the outside of the home required approval.

A homeowner said that cars were parking on the corner of Revere and it would be impossible for an emergency vehicle to get through. James said that the Haines City police could be contacted about this and Ilona suggested the homeowner call code enforcement as they could take action.

Next Meeting

The next meeting, which will be a Board Meeting, will be held on Thursday, January 10th 2019 at 6:30 p.m. 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 8:26 p.m.