

**HARMONY RESIDENTIAL OWNERS' ASSOCIATION INC.
BOARD OF DIRECTORS' MEETING
WEDNESDAY, FEBRUARY 27th 2019
6:00 p.m. AT THE HARMONY GOLF CLUB**

MEMBERS PRESENT:

Steve Berube, Oraine Williams, Cheryl Gelinas, Mark Cantenese and Kelly Moe

OTHERS PRESENT:

Mark Hills L.C.A.M. and Pamela Joyce L.C.A.M. of Association Solutions and several members of the community.

QUORUM:

Quorum being present with 5 of 7 Board members, the meeting was called to order at 6:02 p.m. by Steve Berube. Mark Hills confirmed that adequate notice had been given of the meeting date with emails being sent and signs posted in the community.

MINUTES:

Oraine Williams motioned to approve the minutes of the November 28th 2018 Board Meeting. Cheryl Gelinas seconds the motion and it is carried unanimously.

HOMEOWNER QUESTIONS AND COMMENTS:

An owner from Ashley Park thanked the HROA for fixing the fence.

An owner asked about the amount of leaves in the streets and what could be done to stop them all from washing down the storm drain and causing an issue. Steve Berube said he would contact Osceola County to see if they could send a street sweeper. If the drains do back up, then Osceola County would come and remove the blockage.

OLD BUSINESS:

None

NEW BUSINESS:

The Board had been briefed on the fine for Legal Case A being converted to an individual assessment on the lot. Cheryl Gelinas motioned to convert the fine for Legal Case A into an individual assessment on the lot and it was seconded by Oraine Williams and it is carried unanimously.

GARDEN COMMITTEE:

Marylin Ash-Mower asked why a portion of her January expenses had been denied. It was explained that this was the payment of Sales Tax paid by Marylin instead of the lease holders. As this is not an HROA expense this could not be paid out of the garden budget. Steve Berube made a motion for the HROA to reimburse Marylin out of general funds, this was seconded by Kelly Moe and it is carried unanimously. It was explained that in future, all lease holders must pay the correct amount of Sales Tax.

WELCOME COMMITTEE:

Kerul Kassel gave an update that the committee were securing sponsors to cover some of the expenses for the welcome bags.

NATURE AND ANIMAL COMMITTEE:

Kerul Kassel gave an update for the Animal and Nature Committee. The Conservation Café events are still taking place. The trail maintenance project that was to take place March 31st has been postponed. The HROA is still working with the CDD regarding lake maintenance. There is a gate that is locked at the start of the trail at Five Oaks Dr., making it difficult for some and impossible for others to use the trail.

Kerul Kassel asked the Board if they would consider changing this locked gate to a gate that would allow pedestrian traffic to get through but stop cattle from getting through. Kerul Kassel will find out who owns that part of the trail. Steve asked the Board to consider taking over the maintenance of the trails.

MANAGERS REPORT:

Mark Hills gave an update on financials, collections and violations.

When Association Solutions took over management a year ago, there were approximately \$63,000 owed in outstanding dues, the balance to date is under \$13,000.

Violations are down significantly with 43 violations being sent out after the last inspection. There are currently 9 cases that are being referred to the Attorney. Mark explained how the owners receiving a letter from the Attorney often makes the owner take notice over a fine.

DATE OF NEXT MEETING:

The next meeting was set for Wednesday, May 29th at 6:00 P.M. This will be the Budget Board Meeting.

ADJOURNMENT:

With no further business to come before the Board, Steve Berube motioned to adjourn, Mark Cantenese seconds the motion. Meeting adjourned at 7:05 p.m.