

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF
McCORMICK RESERVE HOMEOWNERS ASSOCIATION, INC.**

The Board of Directors of McCormick Reserve Homeowners Association, Inc. held their meeting on Monday, August 5th 2019 at The Tom Ison Center, 1701 Adair Street, Ocoee, FL 34761

Board Members Present: Gorsha Galbraith, Aly Nazario and Kenneth Jackson.

Others Present: Mark Hills L.C.A.M. & Martyn Thorley L.C.A.M. from Association Solutions and a number of homeowners.

Quorum being present with 3 of the 3 Board members present, the meeting was called to order at 6:09 p.m.

Financial/Management:

The financial report for June 2019 was presented to the Board by Mark Hills. Upon a motion duly made by Aly Nazario and seconded by Kenneth Jackson, the financial reports for June 2019 were approved as submitted.

Mark Hills gave the Board a home by home update on the delinquency of the association and legal files.

New Business:

Landscaping: Martyn Thorley said that following a request from the Board, the landscaping contract had been Bid out with a view to obtaining a better service than the community was currently receiving.

Ryan Homes Sign: Aly Nazario said that she had met with the Ryan Homes representative and that once Ryan Homes had gone from the community, they would remove the sign.

Trash Cans: Gorsha Galbraith said that the Board want to enforce the policy that trash cans be placed out of sight except on collection days. This could be by placing the can inside the garage or behind the a/c unit or behind a suitably approved L-shape Fence and Kenneth Jackson and Aly Nazario agreed.

Rental Policy: Martyn Thorley explained to the Board what would be required to have a rental policy in McCormick Reserve. Mark Hills said that it would require an amendment to the Documents, which would need two thirds of all owners in the community to vote in favor. He said that this would be unlikely to pass at present. Kenneth Jackson asked how many owners in the community were currently renting their homes and Mark said it was impossible to tell. The only indication would be that the mailing address of the owner was different to the property address. Mark said he would send a copy of the owners mailing addresses to the Board.

Newsletter/Community Events: Aly said that she had drafted a Newsletter and would send it to the Management company to email. She said that it would be nice to have events in the community that owners could attend, but Mark mentioned that this could cause problems of liability with the HOA insurance. It also meant that without a specific resolution at a Board meeting, Board members could not volunteer to help with projects in the community.

Safety: Aly said that a number of vehicles were speeding on the streets in the sub division. Mark explained that the sidewalks and streets were under the control of the City of Ocoee and not the HOA and that owners needed to call the Police to patrol and issue tickets. The more owners that called, would make it more likely the police would patrol.

Future Projects: Aly asked that an amount of money be included in the Budget proposal for next year to have spot lights at the entrance. Martyn said this would be included in the Budget proposal.

Open Forum:

A homeowner asked about the possibility of having cameras in the community. Aly said that this could possibly be considered in the future when the community had enough funds.

A homeowner asked what color fences were allowed in the community. Gorsha said that white or tan fences were allowed.

A homeowner asked what could be done about inconsiderate parking. Martyn said that violation letters were sent to owners where vehicles were blocking the sidewalks but for street infractions the City would need to be contacted. Another owner recommended that the Fire department be called if double vehicle parking was causing a hazard.

Date for Next Meeting:

The date for the next meeting, which will be the Budget Board meeting, was set for Monday, October 28th at 6:00 p.m. This date is subject to confirmation that the Tom Ison Center is available on that evening.

Adjournment:

There being no further business, Gorsha Galbraith motioned to adjourn and the meeting was adjourned at 7:19 p.m.