

**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 Tuesday October 15th 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 6:03 p.m.

Review & Approval of Minutes

Martyn Thorley read out the Minutes from the August 5th Board meeting. On a motion by Aly Nazario and seconded by Ken Jackson the Minutes were approved as read.

Financial/Management:

The financial report for August 2019 was presented to the Board by Martyn Thorley. Upon a motion duly made by Gorsha Galbraith and seconded by Ken Jackson, the financial reports for August 2019 were approved as submitted.

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

Old Business:

Landscaping contract: Martyn Thorley said that following a request from the Board, the landscaping contract had been Bid out and Dates Landscaping had been awarded the contract.

Ryan Homes Sign: Aly Nazario said that she would speak again with the Ryan Homes representative and ask them to remove their sign on McCormick Road.

Trash Cans: Martyn Thorley confirmed that management were enforcing the community policy that trash cans be placed out of sight except on collection days. This could be by placing the can inside the garage, behind the a/c unit or behind a suitably approved L-shape Fence.

Newsletter/Community Events: Aly Nazario said that she had drafted a Newsletter and would send it to the Management company to email to owners.

New Business:

Budget 2020: Martyn Thorley presented the proposed budget for 2020 on a line by line basis, explaining each item and confirming that an amount had been placed in the Budget for special projects. The Board then discussed the suggested budget in detail and after much discussion and consideration, a motion was made by Ken Jackson to approve the 2020 Budget and increase the dues to \$75 per month. Gorsha Galbraith seconded this, Aly Nazario agreed and the motion to approve the proposed Budget for 2020 was carried unanimously.

Special Projects: Aly Nazario had suggested that lights be installed at the entrance to the community and Gorsha Galbraith said that it was very dark there at night and easy to miss the turn. Ken Jackson also agreed and Martyn Thorley gave the Board an estimate from the electrician to consider. He said that he would contact Duke energy about the possibility of having a meter installed. Ken Jackson said that landscaping improvements including new plants and flowers were also needed and Aly Nazario and Gorsha Galbraith agreed. Ken said that he would arrange a second meeting with Dates Landscaping to discuss these.

Directors Terms: Martyn Thorley said that as there had been no actual vote at the turnover meeting, the Board members need to decide who would be up for election in December and the term of office for the other two Board members. Gorsha Galbraith then volunteered to be the Director who would be up for election at the Annual Meeting in December. Ken Jackson said that following a discussion with Aly Nazario they had agreed that his term would be 2 years and Aly Nazario's 3 years.

Open Forum:

A homeowner who lived on Garrett Gilliam asked when the area behind his home would be mowed? Ken Jackson said that he knew the area that the owner was referring to and would bring this up in his forthcoming discussion with Dates.

The same owner asked if it was possible to have speed humps in the community. Aly Nazario said that this was a matter for the City as the streets were under their control. She said that she had spoken to the City Police Department who said they would watch the community closely on the lookout for speeders.

A Homeowner asked where he could find details of the trash can policy. Martyn Thorley said that this was in the minutes of the August Board meeting but the owner said that they appeared not to be on the website. He also said that he had received a violation letter and that the wording was very strong. Aly Nazario said that she would ensure that the trash can policy was included in the next Newsletter.

The same homeowner asked about the increase in Management fees for next year and Ken Jackson provided an explanation.

A homeowner asked if it was necessary to have a Management company. Mark Hills explained that it was a legal requirement due to the turnover of the Association.

Date for Next Meeting:

The date for the next meeting, which will be the Annual meeting, was set for Tuesday, December 10th, at 6:00 p.m. at the Tom Ison Center.

Adjournment:

There being no further business, Ken Jackson motioned to adjourn and the meeting was adjourned at 7:32 p.m.

**MINUTES OF THE STONEWOOD CROSSING HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS BUDGET MEETING
MONDAY, OCTOBER 21ST 2019 @ 6:30 P.M.**

The Board of Directors of Stonewood Crossing Homeowners' Association held their Board Meeting on Monday October 21st 2019 at The Shamrock 1st Baptist Church, Haines City, FL 33844.

Present were Board members, Laura Gonda and Jerome Woods. Also present was Martyn Thorley, L.C.A.M. of Association Solutions and a small number of homeowners.

A quorum with 2 of 3 Board members being present, the meeting was called to order at 6:45 p.m.

Minutes

The Board reviewed the minutes of the May 14th 2019 Board meeting. On a motion made by Jerome Woods and seconded by Laura Gonda, the minutes of the May Board meeting were approved as presented.

Financial/Management Reports

Martyn Thorley reviewed the August 2019 Financials on a line by line basis with the Board. Upon motion duly made by Jerome Woods and seconded by Laura Gonda, the August 2019 Financial Statements were unanimously approved.

Martyn Thorley then gave the Board an update on the status of the delinquencies in the community.

Old Business

Haines City Water Bill: Martyn Thorley said that following requests from management and proof of irrigation repairs being sent to the City the HOA had received a credit of \$6000 against the \$9300 water Bill.

Sidewalk on Bates Road: Martyn said that he had spoken to Ed Trail in the City Public Works department, who had promised to deal with the uneven sidewalks on Bates Road.

New Business

Budget 2020: Martyn Thorley presented the proposed budget for 2020 to the Board on a line by line basis. This would increase the assessment by \$10 to \$510 per year. The income raised by the increase would all be put into the reserves which are underfunded. Following a discussion between the Board members, Jerome Woods then proposed to approve the proposed 2020 Budget. This was seconded by Laura Gonda and the motion was carried. The assessment for 2020 will therefore be \$510 per annum.

Play area by Railway: Laura Gonda said that there is a broken kiddie's car in the playground that requires replacing. Martyn Thorley said he would arrange this.

Bush Removal: Laura said that there is a tree stump and a small bush that are dead and need removing from the Stonehaven entrance. Martyn said he would arrange this also.

Next Meeting

The next meeting, which is a Board meeting, will be held on Monday January 27th, 2020 at 6:30 p.m. The venue to be The Shamrock 1st Baptist Church in Haines City provided that the Church was available on that date.

Adjournment

With no further business to come before the meeting, Jerome Woods proposed to adjourn, seconded by Laura Gonda and the meeting was adjourned at 7:31 p.m.