

## January, 2011 Board Meeting Minutes: TLOB HOA

### Others in Attendance:

- Mr. Lou Bloom: newsletter editor & Ms. Petra Taylor: newsletter volunteer; Lisa Harmon, Linda Windrous and Rick Pitrowski-COA.

### Residents to Address the Board:

- None in attendance.

### CCR:

- Current sod issues from the freeze are mostly the result of dormant not dead grass. But the process for previous lawn Violations

<b>Resident Name</b>	<b>Address</b>	<b>Third Violation Letter Previously Sent</b>	<b>New Violations Effective 1/5/11</b>
Acosta, Ofelia	3031 Beaver Pond	Clean Concrete; Replace Dead Grass w/ Sod	Clean Roof
Szerlong, Virginia	3052 Beaver Pond	Please Remove Dead Palm Fronds	
Byrom, Joseph & Amanda	3149 Beaver Pond	Please Clean The Roof	
Smith, Duwayne & Fayeshawn	2904 Winding Trail	Please Clean The Roof; Please Clean House	
Bodie, Don & Deborah	2906 Winding Trail	Please Clean The Roof	
Baird, Robert & Sandra	2804 Clover Dew Ct.	Please Replace Dead Grass w/ Sod	Store Trash Cans
Baldwin, Jeffrey & Lindsay	5138 Whispering Le	Please Clean The Roof; Please Clean House	Clean Mailbox

(before the freeze) will continue.

### **New Business:**

- ACC Guidelines: Laws have changes since the TLOB HOA Guidelines were written almost 15 years ago. Certain items in the HOA documents need to be changed to accommodate the law changes dating back to 2007-2008. An example would be the HOA updated paint book to reflect more choices in variations in home painting color options. Rick P. will sponsor another HOA community meeting (for all his clients) which will be held locally to help walk us through the process. The Guidelines and Standards can be changed by the HOA Board but the changes cannot conflict with the HOA governing documents. Also, ample notice must be provided to the community regarding how, when and where the HOB Board will vote on the new Guidelines and Standards. Community participation is important. The HOA Board will spend the better part of our next meeting addressing some of these changes.
- Board Nominations: Need to focus now on recruiting new HOA board members in anticipation of a high HOA Board turnover this year. Names on the ballot ahead of time are better than names taken from the floor at the time of the HOA Annual Meeting. Need to try to get interested parties engaged and involved now on becoming an HOA board member.

### **Letters to the Board:**

- Christmas vandalism at Water Lark. Residents need to be mindful to contact police when these situations occur.
- Tee-pee and dingy at large retention area (Partridge Point and Bloomingdale Ave-behind tennis and basketball courts). Items have been cleared and disposed.

### **Old Business:**

- Received the Hillsborough County mini-grant for \$5,000 for benches (\$2,500) and for 12 colorful Crape Myrtles (\$2,500) around Lake Michaela (thanks the efforts of Rick Pitrowski of COA).
- Dave Campbell (HOA President) will need assistance January 28, 29 installing the benches around Lake Michaela.
- Crape Myrtles will be planted in March.

### **Social Activities:**

- Planning Spring Expo with do it yourself vendors to set up displays in Zenia Park providing advice to homeowners for maintenance and repair ideas (roof cleaning, etc). Tentative date is March 26<sup>th</sup> and considering charging \$25-\$50 per vendor to attend (to at least recoup some or all of the porto-pottie expense of \$350). Debbie Nixon will do a special mailing and advertising to generate awareness.
- Easter Egg Hunt at Zenia Park on April 16<sup>th</sup> (week before Easter).
- 5K Easter Egg Run the morning of the Easter Egg Hunt (April 16<sup>th</sup>).
- Planning purchasing a (9 x 12) screen and projector (\$500) for movie nights, sporting event parties (Super Bowl), etc.
- Planning End of Summer pool party.
- Spring/Summer concerts in the park will resume as well.
- Holiday Concert in the park will now have requirements to be at least 90 minutes long and HOA will try to schedule it during a time without conflict with college football conference championship games.

**Financial:**

**YTD Balance Sheet As of: November 30, 2010**

		Current Liabilities	\$69,125.04	
		Equity	\$93,431.15	} \$281,125.54
		Reserves	<u>\$187,694.39</u>	
Assets	\$350,250.58	Liabilities & Equity	\$350,250.58	

**YTD Statement of Revenue and Expenses As of: November 30, 2010**

Income	\$402,366.97 (\$7,654.08 > budget)
Expenses	<u>\$346,124.13 (\$48,588.76 &lt; budget)</u>
Net Income	\$56,242.84

(November 2010 Expenses were \$1,667.42 > Income)

**Aged Owner Balances As of: December 15, 2010**

Total Outstanding	\$57,520.95 (\$4,769.14 > last month)
Type of Outstanding Balances	75.4% Assessments & 24.6% Other
Total Accounts > 90 Days	22 (4.8% of our homes; same as last month)
Top 10 Accounts	\$36,949.79 (64.2% of Total Outstanding)