



Minutes of the Board Meeting December 13, 2016

Meeting called to order at 7:01 P.M. by Gary Goodenow, President. Directors present were Waters, Franchell, and Brown. Bill McDermott was absent with prior notice. Susan Bailey attended as Property Manager. Owners attending: Behnams, Hesse.

October 2016 minutes approved via motion by Ryan Waters and seconded by Rob Brown. Motion carried.

Management Report:

Winter flower rotation has been done.

Beverage cooler finally installed and is operational.

Residents whose median easements will be affected by the speed sign installation were notified.

Santa event will happen this coming Saturday and luminary event will also take place next weekend.

Assessment invoices will be mailed by the end of the week.

Recommended that the board investigate replacement of the final original piece of play equipment.

JEA has billed HP for the street lights in the community. The average billing of \$700 will add about \$8500 to the Budget.

City Councilman Danny Becton sent an announcement that the Fire Department will expand to the area, adding a fire truck operation close to the Gate/Baymeadows area. No EMT services are planned at the moment, but the firefighting equipment will bring relief to owners who are paying higher homeowners insurance rates.

The Reserve Study is underway; Susan met with Jason Kubus of Reserve Advisors on the 5th. The draft of the report should be ready for the January meeting.

Old Business:

Traffic Speeding Signs – Gary will contact Larry Gray Electric to get a date certain for installation of the sign equipment.

Street Parking Rules – Guards and Weiser Supervisor have asked for some instructions on camera uploads. Gary will work with them to provide directions.

Gatehouse cameras – Ryan W. has agreed to source vendors for proposals to install additional cameras at designated points.

Budget 2017 – approved as submitted and recommended by Marsh Landing. Motion was made by Gary Goodenow and seconded by Mindy Franchell. Reserve contribution was reduced somewhat this year in anticipation of the updated Reserve Study recommendations.

New Business:

HVAC for Clubhouse west side – Three proposals submitted. All were for the same size HVAC with similar features and options. Board voted to accept the proposal from Florida Comfort A/C. Gary Goodenow made the motion and Ryan Waters seconded.

Tree Trimming – Two bids to trim the large oak tree just over the bridge on the inbound side were considered. Taylor Tree was the selected bid.

Guard Gifts Board decided to continue the tradition of holiday gifts to the guards. Susan will deliver to the guard house.

Gary proposed a dollar limit for approvals of repairs or proposals for needed items outside a board meeting. Any item of less than \$2,000 can be approved by the Board President or Vice-President. The items will be noted at the next Board Meeting. Any proposal above \$5,000 can only be approved at a

scheduled meeting, unless it is an emergency situation. Motion made by Mindy Franchell and seconded by Rob Brown.

Fire Station News: Discussion as to informing all HP residents and asking that they write letters to the City Council urging the needed funding to ensure the station will be built. Mindy Franchell volunteered to compose a letter to be used. Information can be posted on the website as well.

Realtor website: Discussion as to concerns that the website may be misinterpreted as officially sanctioned by the HOA and the accuracy of the information. Board members will visit the site periodically.

Board discussed options to further reduce the AT&T phone bill. Susan will forward phone bills to Ryan Waters so that he can research the issue.

Holiday decorations: The board will investigate replacement of the aging Christmas decorations and may solicit bids from professional companies to install the holiday lights for 2017.

Meeting adjourned 9:25 P.M. Next meeting: January 10, 2017.