



**MINUTES OF REGULAR MEETING  
OF THE BOARD OF DIRECTORS**

The regular meeting of the Board of Directors was **called to order on April 17, 2018 at 7:00 P.M.** in the community clubhouse as set forth in the notice of meeting fixing such time and place. Notice of this meeting was posted on the community bulletin board forty-eight hours prior to the meeting.

**Quorum verified** by Board Members attendance as follows:

**Present:** Gary Goodenow President  
Bill McDermott Vice President  
Georgee Hesse  
Deborah Luyster  
**Absent:** Rob Brown Treasurer excused - out of town

Also in attendance homeowners Randall Shoemaker, Charles Barnes, Erniw & Cindy Behnam, Pat Friedman, Daniel Hlaing, Emily & Luther Christofel, Bryan Sturm, Luke & Mary Jensen, Jerry Chen, Luis Jimenez, Annette Marino, Dave & Nancy Strickland, Alan Almand, Reddy Chamakura, Edwin & Meritle Garcia, Pat Smith, Starr Jensen, Chuck Jubran, Mike Johnson, Karl Bagar, Brenda Flask, Mohan Gayakavada, Al Diaz, Jim & Hanan Handoush, Saytwan Chhabria and from Marsh Landing Management Company: Debbie Koteles.

**First Order of Business:**

Gary Goodenow moved the Board approve Deborah Luyster be appointed to the unexpired seat vacated by Mindy Franchell. Georgee Hesse seconded the motion. Motion carried.

Gary Goodenow moved the Board approve **initiating the** Nominating Committee for future appointments to the Board of Directors. Bill McDermott seconded the motion. The motion carried. **The board chairman for the nominating committee is TBD.**

**Reading and approval of previous meeting minutes:**

Bill McDermott moved the minutes for the Meeting of the Board of Directors on March 13, 2018 be approved as written. Georgee Hesse seconded the motion. The motion carried.

**Property Manager Report:**

Debbie Koteles presented the Management Report as submitted in the Board Packet. Debbie Koteles reported the garage door at the storage shed needs repairing and an automatic garage door opener be installed for easy access of the golf cart. The Board approved Debbie going out for bid on the door and opener.

**Committee Reports:**

- Social: Georgee Hesse introduced Pat Smith who presented the new Welcome Packet she has been working on for new owners. Pat Smith also discussed possible future social events for new owners.

- ARC: Bill McDermott reported there was only one ARC submittal which was a fence proposal.
- Access Control/Safety: Gary Goodenow announced the Association is changing Access Control Companies the 1<sup>st</sup> of May, 2018. Gary Goodenow presented the list of requirement needing to be added to the contract of the new Access Control Company.
- Facilities: Georgee Hesse reported the repairs she had noted have all been completed. Annette Marino reported the landscape improvements have been completed at the front of the community. Annette also reported the soccer field will be closed stating the 9<sup>th</sup> of May 2018 till the end of May for re-sodding.
- Finance: **In Rob's absence** Gary Goodenow moved the Board approve the Hampton Park Association audit for 2017. Georgee Hesse seconded the motion. The motion carried.
- Communications Committee: Bill McDermott addressed the Comcast letter specifically requesting to be able to attach conduit to the bridge. After discussion the Board agreed to the request.

#### **Old Business:**

**BBCTI:** Debbie Koteles reported owners are having difficulty communicating with BBCTI, they are not returning calls. The Board requested payment be withheld until communication has resumed.

**Bar Codes:** Debbie Koteles explained the procedure for Bar Codes removal and the audit of the system. **Rob is managing this project so an update will be given when he is back.**

**Road Repairs (Sink Hole):** Bill McDermott discussed his meetings with engineers for the road/drainage repairs giving an overview and proposals for the work. Bill McDermott moved the Board approve N. Jax Concrete. Gary Goodenow seconded the motion. The motion carried. Bill McDermott moved the Board approve Florida Pipe Tech. Gary Goodenow seconded the motion. The motion carried.

#### **New Business:**

**Violation Fines:** Debbie Koteles reviewed the list of properties slated for fining. Gary Goodenow moved the Board approved the suggested fines. Bill McDermott seconded the motion. The motion carried.

#### **Floor Open for Homeowner discussion as time permits:**

- A resident asked the Board about the internet cost and tree removal.
- A resident asked when the internet has ended will the individual owners be billed.
- The height trees need to be pruned within the community per Florida Statute was discussed.
- A resident reported to the Board a rental house at the corner of Blackstone and Mt. Ranier has several cars parked there.

**Board Adjourned: The Board adjourned at 9:40 pm. The next Board of Directors Meeting will be on May 8, 2018.**