

## **January 14, 2020 Minutes of Board of Directors Meeting**

### ***Minutes of the Board of Directors Meeting***

The Board of Directors Meeting for the La Collina Homeowner's Association was held on Tuesday, January 14, 2020 at New Hope UMC, located at 120 N. Knight Ave., Brandon, FL 33510.

#### **I. CALL TO ORDER/ROLL CALL**

Mr. Jeff Reese called the Board of Directors Board of Directors Meeting of the La Collina Homeowner's Association to order on January 14, 2020 at 6:30 p.m.

Board Members Present and Constituting a Quorum:

Jeff Reese, President

Christ Watson, Vice President (via speakerphone)

Gregory White, Secretary

John Bechtold, Treasurer

Staff Members Present:

Nicole Hicks, Property Manager, Meritus

Nathan Frazier, HOA Counsel

Approximately 25 Residents

#### **DISCUSSION ON ASSESSMENTS**

Mr. Frazier discussed the assessments. Mr. Bechtold explained the findings from the turnover audit. There has been a shortfall with the assessments every year. Since the board turned over to the residents in 2019, they have to pay the back fee for services rendered related to the maintenance free homes. Mr. Frazier said he reviewed the documents and they included the correct assessment amount. Mrs. Hicks asked Mr. Frazier to explain what would need to be done if the community wanted to get rid of the maintenance free landscaping services. Mr. Frazier said they would need 67% of the community to vote to get rid of the maintenance free landscaping services in order to change the documents.

There were several questions regarding the maintenance free landscaping services. Mr. Reese said they are looking to make a change in landscaping vendors. The irrigation system was discussed. A resident requested that the board set expectations for the new landscaper, and share with the community. There was a question about how the special assessment and new quarterly assessment should be paid. Mrs. Hicks explained the payment process. The board requested Mrs. Hicks to send a notice to the portion of the community receiving the special assessment with payment instructions.

#### **NEW BUSINESS**

##### **A. Gate Codes**

Mr. Reese said the board is aware there has been an issue with duplicate gate codes, and Homes by Westbay giving out a resident gate code. The board may look at changing the current entry system for the gates.

There was a question as to why there is a gap next to the gates on Grand Cresta. Mr. Reese said the community was not meant to be fully gated.

**B. Discussion on Parking/Towing**

Mr. Reese said the board is aware that there is an issue with the current towing company, and they are looking to make a change. The documents state that the community is a 24/7 towing community. Mr. Frazier discussed the process if the community would like to no longer be a 24/7 towing community – resident must receive community signatures, submit to management requested item to be on agenda, HOA board decides if item should be on agenda (and place on agenda), item is discussed at next meeting, HOA board works with counsel to set new language, management send mailer to the community explaining new language for documents (along with voting instructions), vote is held at next member’s meeting, a 67% affirmative vote from the community is required to change the documents.

**C. Discussion on Tree Replacement**

The architectural committee is currently reviewing the Hillsborough county guidelines for tree replacement. The board said they are placing a hold on requests for tree replacement. The board also discussed checking with residents to see if the community wants Homes by Westbay to replace the street trees that were incorrectly installed.

**ADJOURNMENT**

MOTION TO:	Adjourn the meeting at 8:11 p.m.
MADE BY:	Mr. Reese
SECONDED BY:	Mr. White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0– Passed.