

May 7, 2019 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, May 7, 2019 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 May 7, 2019 at 6:08 p.m.

Board Members Present and Constituting a Quorum:

Jeff Reese, President

Christ Watson, Vice President

Gregory White, Secretary

John Bechtold, Treasurer

Staff Members Present:

Debby Nussel, Property Manager, Meritus

Nathan Frazier, Counsel, Frazier & Brown, Attorneys at Law

Around 11 residents

Mrs. Nussel confirmed the meeting was properly noticed.

II. INTRODUCTIONS

Mrs. Nussel introduced herself. Mrs. Nussel stated Cindy Howard is no longer employed with Meritus and Nicole Hicks will be your new property manager. Mrs. Nussel stated she will be working with Nicole Hicks to ensure a smooth transition. Mrs. Nussel also stated she was the previous property manager prior to Cindy, so she is very familiar with the community. Nicole Hicks is also very familiar with the community since she use to handle the La Collina CDD.

III. TREASURER'S REPORT

A. Financial Update

Mrs. Nussel went over the financials ending March 31, 2019. Mrs. Nussel stated as of March 31 La Collina HOA had \$12,273.53 in the operating account and \$23,167.82 in reserves.

IV. OLD BUSINESS

A. Gates

Mr. Reese reviewed the timeline of the gates since the HOA turnover meeting. The only time the Grand Cresta gate will be open is from 7:00 a.m.-10:00 a.m. The HOA board also deactivated the construction gate code. The board requested Meritus to make sure the construction gate code has not been used since turnover and to update the board. Mr. Reese asked Mrs. Nussel for an update on the Grand Cresta gate. Mrs. Nussel stated Frontier was suppose to come out yesterday (Monday)

to install the phone line but did not show up. Meritus called Frontier back and they are scheduled to come out this week to install the phone line. After that Southern Access will be out to program the database.

V. NEW BUSINESS

Mr. Reese stated in April the Board of Directors received Rajen Patel resignation from the Board of Directors. The board accepted his resignation. The board discussed the selection of officers. The board would like Jeff Reese as President and Chris Watson as Vice President. They also agreed to leave Gregory White as Secretary and John Bechtold as Treasurer.

MOTION TO:	Appoint Jeff Reese as President.
MADE BY:	Mr. White
SECONDED BY:	Mr. Bechtold
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0– Passed.

MOTION TO:	Appoint Chris Watson as Vice President.
MADE BY:	Mr. Bechtold
SECONDED BY:	Mr. White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0– Passed.

The board would like to discuss and appoint the fifth member of the board at the next meeting.

A. Discussion on Landscaping

Mr. Watson stated the homeowners have not been happy with Yellowstone's work in the community, especially with the maintenance free homes. Mr. Watson has reviewed the Yellowstone contract and will review the previous landscape contract with Carson. Mr. Watson will also have counsel review the Yellowstone contract for the termination clause and process. Mr. Watson will attend the Yellowstone Landscape Workshop on Thursday and make a list of the residents' concerns. The board will also create a list of their concerns.

Mr. Reese stated he had a meeting with Willy Nunn and Grant Striepling from Homes by WestBay in regards to the improper street trees installed in the community. Mr. Reese showed the board and residents the map of the location of the trees. Mr. Reese did state this did not happen in the whole community but about five (5) and a half streets have the wrong street trees. Homes by WestBay has agreed to replace the trees and should have them replaced in about 45 days. Mr. Nunn did state they will not pay for the replacement of the street trees for the Lennar lots but will reach out to Lennar about them replacing the trees.

Mr. Reese asked Mr. Frazier if this is a board vote or a member vote. Mr. Frazier stated since Homes by WestBay is replacing the trees this is a board decision. Mr. Reese did note that the new street trees will be a different height since they will be new trees. The board took residents comments. The resident asked if the board could notify the homeowners. The board agreed. The residents thought it was a good idea to get the trees replaced and to follow the site plan. Mr. Reese reminded the residents of the location of the street trees.

MOTION TO:	Have Homes by WestBay to correct the street trees to follow the site plan.
MADE BY:	Mr. Reese
SECONDED BY:	Mr. Watson
DISCUSSION:	Mr. Nunn did acknowledge landscaping needed to be installed around the pump station at the back of the community. Homes by WestBay will reach out to Lennar for their replacement of the Lennar street trees.
RESULT:	Called to Vote: Motion PASSED 4/0– Passed.

B. Discussion on Parking in the Community

Mr. Reese did state this community does have a parking policy in the CC&R's and the board will follow and enforce these rules. The board discussed the problem with people parking at the mailbox area, blocking the sidewalks with cars and parking on the street. The board also discussed the towing policy for the community. The board would like to notice all the homeowners of the parking policy. All homeowners need to give Meritus 48-hour notice in advance of any request to suspend towing for their address. The board asked Meritus for the list of holidays that we do not tow. Mr. Reese did remind everyone that the community does have a 24/7 towing policy but the board has agreed, for now, to only have towing at night. The board discussed installing another sign at the mailboxes for no parking. Meritus will get a proposal. The board would like to keep Meritus as the point of contact for all communication. Mr. Frazier suggested the board to approve and create a parking ticket with a \$35.00 fine for parking violations. Mr. Frazier did say the HOA would need to keep a log of the tickets if approved by the board. The board would like to discuss at the next meeting enforcing towing at the mailboxes and cars blocking the sidewalks. The board has safety concerns with cars blocking the sidewalks, as well as making sure they follow the ADA Florida laws. The board will work with counsel on this issue. They would like to work on a cure period for the homeowners and will send out notifications.

VI. ESTABLISHMENT OF COMMITTEES

The board briefly discussed the architectural review committee, the fining committee and the landscape committee. The board did agree they should have a board liaison for the architectural review and the landscape committees. Mr. Frazier did suggest the board liaison be the Chair of these two committees.

A. Architectural Review Committee

MOTION TO:	Create and appoint an Architectural Review Committee.
MADE BY:	Mr. Bechtold
SECONDED BY:	Mr. White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0– Passed.

B. Fining Committee

MOTION TO:	Create and appoint a Fining Committee.
MADE BY:	Mr. Reese
SECONDED BY:	Mr. White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0– Passed.

C. Landscape Committee

MOTION TO:	Create and appoint a Landscape Committee.
MADE BY:	Mr. Watson
SECONDED BY:	Mr. White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0– Passed.

The board asked Meritus to reach out to the 14 homeowners that already signed up to volunteer and see if they would be interested in joining one of these committees then open it up to the community.

The board discussed the ARC approval process and guidelines. The board also wanted to look at anyone that is behind on their HOA assessments not being allowed to submit an ARC request until they have their account up to date.

The board would like to discuss at the next meeting creating a task/issue list of the community. They would like to follow up with Mr. Nunn on what he is willing to do.

VII. AUDIENCE COMMENTS

The residents would like to thank the HOA board for following up on the street trees and taking action.

Adding the fifth member to the board and asked that the board look at the ballots of who ran in the past.

What is the parking policy?

Maybe look at getting homeowner tag numbers to help identify people parking in the street.

Line of communication? The board stated all communication should go to Meritus, then Meritus will email the board.

Pedestrian crossing needs signs and/or stripping in the road.

VIII. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 7:16 p.m.
MADE BY:	Mr. White
SECONDED BY:	Mr. Bechtold
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0– Passed.