

Southpointe Square H. O. A. Board Meeting

Summary of Meeting Minutes

November 7, 2018

The meeting was called to order by President Kathy Toeppe at 6:35 PM. Roll Call: Present – Ken Wonsnowski, Darrick Whitaker, and Josh Walker. Excused Ed Andrews. No association members present.

President Report - Kathy discussed that the county sheriff patrol cars have been in the subdivision lately and stopped several speeders.

Treasurer Report - Ken reported that the current account balance is \$ 5,773.53 and all bills paid to date. He stated that on the dues payments status, we received one check that was returned because of insufficient funds and one that was stopped by owner. He also talked about the use of the checking and credit card use by board members. All expenses will be routed by Ken and or Kathy to aid in book keeping

Secretary Report – Darrick reported that there are currently seven (7) liens filed with the Monroe County Register of Deeds. He discussed that one lien has been in place since the H.O.A. took over from the developer. One owner has never paid any dues and one owner has not paid any dues for the last eight (8) years. The board discussed talking with our attorney about some type of legal action on these two owners. They also discussed the possibility of placing some type of service fee on these people who cause the board much work in processing these liens. Darrick will set up a meeting with our attorney as soon as possible. Darrick also reported that committee to review the proposed master deed restriction is meeting next Tuesday, November 13, 2018. They will review each person's proposed changes and compile a revised edition to be presented to the board for review in early 2019.

Old Business - There has been no construction activity at 15175 Oak Knoll Drive in the last eight (8) weeks. The owner (flipper) has violated several master deed restrictions to date and this situation will also be discussed with our attorney. Ken and Darrick are working with our web site provider to establish a method for members to vote electronically. We hope to have this in place in 2019 for a vote on the proposed Master Deed restrictions revisions. It has been impossible to gather over 60 % of owners at one time and place. Two book sharing stations have been installed and have been filled with books. They are in the islands of Applewood Circle and Birchwood Circle. The board discussed the side walk status in the subdivision and agreed to have owners who have not complied with the master deed restrictions of installing sidewalks receive a letter from our attorney explaining their responsibilities on this issue. Darrick and Ken will meet with our attorney on this matter also. Ken stated he is waiting for the prices on tree trimming and or branch removal services. The board discussed sending letters to title companies and real estate companies informing them that the subdivision has a home owners association and how to contact the treasurer on dues and lien matters during sales and closings. After the pros and cons of a single trash pickup company for the subdivision were talked about, it was decided that we will no longer work to this end. There were too many negative factors to allow this.

New Business - A motion was passed to start the lien process on three (3) property owners who either did not pay 2018 dues, not pay late fee, or had checks with not enough funds to cash. There was not action on any owners due to RV, trailers and or boats still in their driveways. The board would like to thank everyone in working with us. The board also discussed the possibility of changing credit card providers who provide cash back options on their cards.

The meeting was adjourned at 8:15 PM.