Southpointe Square H. O. A. Board Meeting

Summary of Meeting Minutes

August 24,2021

The meeting was called to order by President Eric Linsenmeyer at 6:31 PM. Roll Call: Present – Ed Andrews, Darrick Whitaker, and Josh Walker. Excused – Ken Wonsnowski. There were fourteen (14) association members present.

Questions and comments from members - One member questioned the Master Deed Restrictions (MDR) and Bylaws, she was informed both are on the web site for review and may be downloaded as a hard copy if any member wished to do so. The MDR is 2019 and current Bylaws are 2014. Another member had a question about the annual budget and that can also be found on the web site. Another member had concerns about young people driving golf charts and go carts on the sub's streets. Because the streets are controlled by the MCRC all state and county laws apply and concerns should be brought to the attention the County Sheriff's office.

President's Report - Eric discussed the ongoing issue of speeding on the streets in the subdivision. He also stated that he is working with the Monroe County Road Commission (MCRC) to have several intersections along Southpointe Blvd. add stop signs to create 3 way stops and the possible marking at pedestrian cross walks. He also remined those in attendance that they are responsible for trimming their trees so the sidewalks can be used.

Treasurer's Report - Darrick gave the report in Kens absence. The current checking account balance is eighteen thousand three hundred thirty-eight dollars and eighty-eight cents ($ 18,338.88). All bills have been paid to date. Ken asked to make us aware of the expenses incurred in the ongoing issue with F. Angelo & Sons for the flooding on homes on Cricket Lane and the illegal running of sump pump discharge line into the front retention pond. The board discussed going to county small claims court and a motion was made to refer the matter to our attorney to file actions in county circuit court to recover our legal expenses. Motion carried 3 to 1. Darrick will set up a meeting with the attorney.

Secretary's Report - Darrick discussed a letter from the Federal Bankruptcy Court stating that the HOA is on the registered list of creditors for the payment plan of the lien we have on one property under their protection. He also discussed a phone call from the new owner of one of the homes built by Angel & Sons we have the two problems with. He stated he was not informed of any issues at closing by the builder and asked if we would work with him to resolve the problem on his home. There are currently four (4) liens on file with the county register of deeds for non- payment of dues and late fees.

Old Business - Darrick reported out the status of the sidewalk completion plan, of the four (4) lots remaining three have been scheduled and one is in dispute with the new owner. **After some discussion the 2021 Annual Meeting was schedules for Sunday, October 3, 2021, at 6 PM.** The location to be determined, one location offered was the Mable Kehres Senior Housing at 15275 South Dixie conference room. The current bylaws are under revision and the board will schedule a workshop to review them before the annual meeting.

New Business - One member questioned if we could have speed bumps installed. The board explained to him the roads are controlled by the county road commission and they have told us before there will be no speed bumps installed. Another member questioned if we could do something to encourage dog owners to pick up after their dogs. After some discussion a motion was made to purchase additional doggie bag dispensers and have them installed. Currently there are four (4) dispensers and four (4) more will be purchased and installed at additional locations.

Final Concerns & comments – One member questioned what the bylaws stated about running a business out of one's home. He was referred to the MDR and the bylaws and may file a written complaint if he wishes and the board will respond.

The meeting was adjourned at 7:58 PM.