

CLUB HILL ESTATES HOMEOWNER'S ASSOCIATION
Board of Directors Meeting Minutes
June 5, 2017

1. Call to Order
Meeting was called to order by President, Melanie Peter at 6:34 pm.
2. Verification of Quorum
Present: President, Melanie Peter; Treasurer, Kelly Lyle; Secretary, Debbie Mulligan; Directors Derek Brous, Roger Dennis, Sara Giles, Ken Monahan, and Joe Garrison from Garrison Property Services.
4 homeowners were present
3. Minutes
After discussion of the meeting minutes from the April 2017 HOA meeting, Debbie made a motion to approve the minutes from April 10, 2017, Kelly seconded. All in favor.
4. Treasurer's Report
Kelly reported the April 2017 financials. Debbie made motion to approve, Roger seconded. All in favor. Board requested status of past due owners. Garrison will send an update to the Board.
5. Old Business
 - a. Association By-Laws – The new by-laws have not yet been recorded. It was noted that each board member needs to be provided a copy of the new by-laws to compare to previously written bylaws.
 - b. Violation – It was noted that 5467 Pebble Beach Drive property is extremely unkempt, including pool in the backyard. Garrison to call Code Enforcement and Health Department.
 - c. Retention Pond Drainage Repairs - Garrison to confirm with SWFWMD visit to re-inspect work completed by Cross Cut. Board would like to review the SWFWMD latest response submitted to Garrison.
 - d. Front Entrance Lighting - Board decided not to explore the purchase of dusk-to-dawn sensor. Melanie and husband and/or Kenny to adjust timers as needed.
 - e. Palm tree maintenance - Garrison to contact Cross Cut regarding level of maintenance (including fertilization for grass and plants) for palm trees in front entrance. Joe noted palm trees in Florida are currently facing problems from fungus and pests.
 - f. No Trespassing Signs - Signs have been ordered and will be installed as soon as they arrive.
6. New Business
 - a. Contract Renewal of Management Company – The current contract expires 6/14/17. Melanie made motion to discontinue contract, transition over next 100 days, send out survey to homeowners, and review as board members. There was no second, motion dropped. Discussion on contract; Joe agreed to continue the contract at \$250/month + \$20 monthly website service charge. Melanie Peter, Ken Monahan and Derek Brous voted against renewing the contract, Sara Giles, Debbie Mulligan, Roger Dennis and Kelly Lyle voted to renew the new proposed contract upon review, Garrison contract renewed 4 to 3.
 - b. Board member resignations - Melanie Peter and Ken Monahan announced their resignation from the Board, Kelly Lyle presented a letter of resignation from the Board.
 - c. Architectural Applications
5437 Pebble Beach Drive – Painting – Approved
7. Set Next Board Meeting
The next board meeting is scheduled for July 10, 2017 at 6:30 pm.

8. Open Forum for Owners Present

- 2 homeowners present stated they think the current management company is providing an important safety net to the neighborhood and are satisfied the company is being retained.
- Question on Clubhouse lighting district. Members on the board explained the proposed lighting district would cost homeowners \$16/month for appx. 10 years and then be reduced to \$8/month.

9. Adjournment

Meeting was adjourned at 8:15.