

Grandview Landings HOA Meeting

January 15, 2019

Meeting begun by Danny Horvath

Our current HOA president, Scott Frakes, will be stepping down from serving as president tentatively on June 1. His role has been divided into 4 different positions, and 4 people have stepped up to fill those roles.

Current Budget: (can request a copy)

Dues were raised to \$450 for 2019 to essentially avoid having to raise the dues yearly. The HOA does have 4 liens in progress and is actively trying to resolve these with the residents.

Had an issue with the retention area. A few of the 4 drainage pipes in the retention area were clogged with mud and were cleaned out. That was the largest expense in 2018.

Inside wall was pressure washed, sealed, and painted. Thanks for those who helped!

5 Board Members Currently: (collective group who make decisions on what needs to be done)

Danny Horvath, Rick Coleman, Earl Burkett, Patti Horton, Robin Thorpe

New Manager Positions: (mini committees who bring issues before the board as needed)

1. Grounds Manager – Giorgio Vescera / Backup: Jeff Pierce

Mowing, contracting, changing out mailbox locks, coordinating yearly mowing of retention area, controlling h2o sprinkling, etc.

2. Gates Manager (including wall) - Rick Coleman / Backup: Tom Simon

Responsible for front gate, programming, maintenance of wall, ordering new remotes, making any tune-ups to the gates, making any changes to the box, etc.

3. Accounting Manager – Bob Crowley / Backup: Patti Horton

Responsible for finances/checkbook and writing checks to pay bills as necessary

4. Administrative Manager – Kathy Ramlogan / Backup: Judy Ashlock

Send out: HOA meeting notices 2x's per year, HOA Dues invoices 1 time per year, late notices, and lien notices

Additional responsibilities: compose a list of committee members and how to best contact them, go to courthouse to file liens, dual check signing with Accounting Manager, pay legal fee documents, insurance renewal, etc.

Questions/Concerns:

Long Term Gate Repair: not set to replace motors (bc they were replaced about 5 years ago) but recommended to reHINGE them and possibly powder coat them

What is the "retention pond certification engineer report fee for? HOA has to hire a private engineer yearly that supposedly comes out and certifies our retention area and that engineer reports back to SWFMD

How are bylaw infractions handled? Most are handled by talking to the people directly to try to resolve the issue. Letters are also sent to the person.

How are we doing on the 2019 HOA Dues coming in? Those who have paid have submitted \$450. Of the 77 residents, 50 have paid.

Motion to Adjourn at 7pm