

Grandview Landings
Board of Directors & Homeowners Meeting
August 10, 2024

The meeting was called to order at 9:06 am by Doug Lindsay, Board members in attendance were Doug Lindsay, Robin Thorpe, Bob Crowley, Kathy Ramlogan and Debbie Heim.

Welcome and Introductions

Doug Lindsay welcomed all in attendance and thanked the Thorpe's for the use of their backyard for the meeting. Notice of this meeting was emailed twice, posted on Facebook and posted at the mailbox.

Board of Directors

President – Doug Lindsay
Vice President – Robin Thorpe
Secretary - Kathy Ramlogan
Treasurer - Bob Crowley
At Large Member – Debbie Heim

Committee Chairs:

Landscaping and Grounds: Gio Vescera (still looking for someone to assist)
Gates and Walls: Chuck Thorpe, Doug Lindsay and Tom Simon
Website: Tom Simon

Meeting Minutes

The Jan 20, 2024, Meeting Minutes were not read after it was confirmed that all members in attendance read the minutes online. All Meeting Minutes and HOA documents are on GLV HOA website. A motion was made to approve the minutes.
MOTION APPROVED.

Financial Review

2024 to present expenses reviewed presented by Bob Crowley. We are in good shape for the year. Gate and Road Funds is growing. At any time a homeowner would like to look at our financials please make an appointment with Bob Crowley he is more than happy to go over in detail budget. The budget can be reviewed on Grandview's website with password request on-site.

2025 dues increase to \$500.00 per lot approved

Exterior Wall Update

Thanks to a small group of homeowners the community wall has been painted inside and out (we still have one inside wall that needs to be painted). We are very thankful for the time and money saved by this small group of homeowners who offered to paint to help maintain the wall.

Speeding and Stop Signs

The Board has received a handful of concerns regarding speeding inside the community and the lack of stopping-at-stop signs posted in the community. Please be mindful of the speed limit posted in the community and come to a complete stop where signs are posted. The Board advised homeowners to continue to report these violations. The Board will send a letter to the homeowner to remind them of the importance of following speed limit and or coming to a complete stop in the community. These letters will be filed in the homeowners' file and could be used as evidence to show a pattern of driving in the community should a lawsuit occur. If these issues persist a call into Lakeland City Police Department will be made for patrols in the community.

Landscaping and Tree Maintenance

Gio has called to have trees trimmed by the mailbox. He also noticed that the high grass has grown back along the pond fence and needs to be trimmed back.

For the safety of sidewalk users and drivers in the neighborhood, the Board will be sending out letters to homeowners who need to trim their trees that are hanging low in the sidewalks and streets. This will also include properties along the wall on Gib Galloway.

Lights on the exit side are not working. Will be looking to see if these and be raised/repaired.

Deed Restrictions and Violations

These are the following letters send out in the past seven months

Speeding/stop signs

Overnight parking – no overnight parking on streets, please move all cars/vehicles into your driveways

Sign in yards – No signs of any kind shall be displayed to the public view on any lot per bylaws page 6.

2024-2025 Projects -

The Board will be looking into uneven sidewalks in the neighborhood and getting estimates to repair or replace get an estimate to complete the sidewalk on Grandview Landings Rd.

Open Discussion Items from members at meeting:

No soliciting – If you hire a company, please remind them that we are a No Soliciting community, and NO board members have given any person or company the right to go door to door. You may also call the City of Lakeland NON-Emergency at 863-834-6900 to report this violation.

Bulk Trash -Used refrigerators, air conditioners, water heaters, washers, dryers, and small appliances are collected by a special bulk truck for recycling. Items must be

curbside prior to pickup. Call their office at [863.834.8773](tel:863.834.8773) Refrigerator and freezer doors **MUST BE REMOVED** for the safety of others.

Vendor Parking– please ask your vendors not to park on corners/bends of our roads. It makes going around the corners difficult to safely navigate our roads. Please ask them the straight part of the roads to help the flow of traffic.

Adjournment:

Motion to Adjourn was made at 10:11 am. MOTION APPROVED