

AUTUMN WOODS HOMEOWNERS' ASSOCIATION, INC.

A Florida Not For Profit Corporation - 59-1853262
P.O. Box 1712, Palm Harbor, FL 34682-1712

Board of Directors Meeting - January 13, 2020

Held at: The Centre of Palm Harbor, 1500 16th St, Room A, Palm Harbor, FL 34683

Meeting was called to order at 6:30pm for the purposes of conducting the regular monthly meeting of the Association's Board of Directors.

Those in attendance included:

BOARD MEMBERS:

Apa, Karen - President
Bryce, Tim - Secretary
Lindberg, David
Omanoff, William - Treasurer
Rinker, Mary Ann - Vice President
Ronayne, Theresa
Sharkey, Jerrold
Sharkey, June
Plihal, Nicole

Missing: (none)

GUESTS:

Ronayne, Jim - resident
Roberts, Bob - resident
Roberts, Gayne - resident
Pizzano, Beverly - resident
Lafrenz, Jill - resident
Lafrenz, Vic - resident
Lucas, Nancy - Management & Associates

The President led the group in the Pledge of Allegiance to the flag.

President's Report - Karen Apa

The President said her goals for the Association was to create a "turnkey" homeowners association, meaning something that will require minimal maintenance by the Board and can be easily passed on to the Board's successors. She also wants to update our bylaws, establish a true budget, select a new attorney for the Association, as well as a new management company.

Treasurer's Report - Bill Omanoff

The Treasurer said the Association operates with a \$114K asset based budget. He also believes the budget needs to be updated. The HOA needs a new management company. He believes the Sheriff's Patrol can be cut; he doesn't see the volume of incidents justifying it. Simplifying the management company and Sheriff's Patrol would bring the annual budget down below \$150K. He also questioned why we need bonding insurance and Workers Compensation.

Karen Apa added, she has checked crime reports in a two mile radius of the community; there were two "called in" reports from homeowners, nothing from the Sheriff's Patrol. She is working on an analysis. She also read a couple of Patrol Reports; nothing significant to report.

Secretary's Report - Tim Bryce

The Secretary read the minutes of the Board Meeting on December 10, 2019. The Secretary made a motion to accept the minutes as read, seconded by Karen Apa; unanimously passed.

The Secretary read three vouchers for bills to be paid:

Karen Apa - \$119.97 (to setup bank account, and plastic bags)
Tim Bryce - \$162.00 (new P.O. Box, and register with Florida Dept of State)
PNC - \$22.99 (to print checks)

Motion was made by the Secretary, seconded by the President, to pay the bills; unanimously passed.

Management & Associates report - Nancy Lucas

87 residents have not yet paid their 2020 annual dues.

The company will write a check representing the bulk of our moneys in the old bank, and mail it to the Board to deposit in the new bank (PNC).

The company will also provide invoices and bank documents.

Things to consider for this year:

1. Consider Crime Watch program over Sheriff's Patrol.
2. Need to review all contracts and vendors.
3. Work on the Lakes; specifically forming a committee and reevaluate the "bubblers" used to provide oxygen to the water. We are currently paying a resident \$60/month to host and power one "bubbler."
4. Revisit lighting at the front entrance.
5. Revisit Golf Cart usage in the neighborhood.
6. Consider a new HOA management company or do it ourselves. Much discussion ensued. It was suggested the Board prepare a Feasibility Study, to help itemize requirements and make a decision. Guests from the floor asked a few questions.

Compliance Report - Theresa Ronayne

There are five compliance issues to be resolved; nothing new.

It was confirmed we still follow a system of first calling the resident if a problem surfaces, followed by three letters.

Karen Apa made a motion to move forward on resident compliance issues through an attorney; Tim Bryce seconded; unanimously passed.

NEW BUSINESS

Karen Apa wanted to move forward on a decision regarding a new Management Company. This was tabled until the Board can prepare a Feasibility Study.

Selection of Committee Chairmen -

Architectural Committee - Tim Bryce made a motion to nominate June Sharkey as Chairman, seconded by Karen Apa; passed 8-1.

Compliance Committee - Tim Bryce made a motion to nominate Theresa Ronayne as Chairman, seconded by Karen Apa; unanimously passed.

Maintenance Committee - Tim Bryce made a motion to nominate Mary Ann Rinker as Chairman, seconded by Bill Omanoff; unanimously passed.

Finance Committee - to be determined later.

Lakes Committee - Tim Bryce made a motion to nominate David Lindberg as Chairman, seconded by Karen Apa; unanimously passed.

Social Committee - Karen Apa made a motion to nominate Beverly Pizzano as Chairman, seconded by June Sharkey; unanimously passed.

NOTE: Pursuant to the meeting, the President appointed Board Member Nicole Plihal to report as the Chairman.

Neighborhood Watch - to be determined later.

Motion was made by Tim Bryce to adjourn the meeting, seconded by Karen Apa, and unanimously passed to adjourn the meeting at 8:10pm.

Next Board meeting will be held: Monday, February 10, 2020, 6:30pm at The Center of Palm Harbor.

Respectfully Submitted,

Tim Bryce
AHA Secretary

MINUTES APPROVED: FEBRUARY 10, 2019