

MILLPOND ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.
BOARD MEMBERS MEETING

November 1, 2017

The meeting was called to order at 7pm by Bernard Zanetti, President of the Association.

Tony Sorenson led the Pledge of Allegiance. There was then a moment of silence for our troops and dearly departed.

Bernard Zanetti, President, introduced the attending Board members as follows: Tony Sorenson, Vice President, JoAnne Fisher-Boyle, Secretary, Treasurer, Ed Tindall, member Linda Lahman, Director Judy Bowes, our property manager for the Community Association from Qualified Property, and Susan Gabriel, Administrative Assistant, were also in attendance.

Joanne Fisher-Boyle, Secretary, made a motion to waive the reading of the minutes from the October meeting as they have been posted on the board. Ed Tindall seconded the motion. Motion carried.

Treasurer's Report: Ed Tindall, Treasurer, read the Financial Report dated 9/30/2017. Total assets are \$216,554.73. Subtotal of current liability is \$3,668.00, subtotal of reserves is \$174,951.28, subtotal equity is \$37,935.45 for a total liability and equity of \$216,554.73. Tony Sorenson made a motion to accept the Financial Report, Joann Fisher-Boyle seconded, motion carried.

Vice-President: Tony Sorenson made a comment about Bernard and all the extra work that he does for the community as HOA president. He is greatly appreciated.

Presidents Report: Since the last meeting, below are a few noteworthy events:

- Duke Energy left a lot of debris after Hurricane Irma when they trimmed trees around electric lines near the front entrance of the community. We had to pay to have a company cart it away.
- The tree in the parking lot is still a work in progress of being cut down. Mark will be back to finish the job. We do not need to worry about the tree falling down on the clubhouse.
- Regarding the Smiley Face near the S.R. 54 entrance, we will be doing something different for this month of November. It has been bare for a while since the last flowers were removed. For this short period of time before the Nativity scene is set up, there will be potted plants placed about on the smiley face. After Christmas the potted plants will be used in other areas of Millpond that need replacements and the Smiley Face will once again have fresh flowers planted for spring and summer.
- Out of three lights for the fountain, there is only one left working. We have an order placed to replace the lights. There will be a triangle of lights (3) 2 white in the back and 1 red in the front. These lights will be 100 watt lights instead of the previous 70 watt.

OLD BUSINESS:

- Fence – There will be a fence put up on Morningdale Drive where the old bushes were. It will be a privacy fence which has been requested by some of the residents. It will be similar to the one that is covering the pump houses on Old Millpond Road. One of the companies has a fence that is similar and is called the Oxford Style fence. The company is Allied Fence of Tampa Bay and the cost

is \$9800. Bernard asked if there was any discussion on this issue of the fence. The fence will be five feet high. Someone asked about replacing the dead bushes on Old Millpond Road between Trace and Section 1. Bernard stated that the healthy bushes that were taken out on Morningdale drive will be used to replace the dead ones on Old Millpond Road. A question was raised from the residents that if the bushes on Old Millpond Road die will they be replaced with fencing or bushes. It will be more expensive to replace with fence. However, Bernard got a quote from 2 different lawn vendors on bushes and the cost is 5 bushes at 5 feet tall each would be \$6,000. The bottom line is keeping the appearance of Millpond Estates looking good. Linda Lahman argued that two different types of fences on Morningdale drive (split rail on one side, the swamp, and the oxford on the other) would not be cosmetically attractive for the community. Bernard asked for any other comments from the Board regarding the fence. Since there was none, he asked for a motion to be made. Joann made a motion to accept the proposal from Allied Fence for the Oxford style at \$9800, Tony seconded the motion. All in favor of the motion was Ed. Tony, Joann and Bernard. Linda was opposed. The motion carried in favor of the fence.

- Electronic Voting – After Bernard and Susan met with Dan McCready, the owner of the software program, it was decided to postpone the electronic voting until next year when we can have more time to train the community in using the software. We will start the community with voting on surveys or real voting events during 2018 to get everyone used to the software. Our voting for the election will be the same as it was last year.
- The dates for the upcoming annual meeting in January are as follows: 60 Day Notice: 11/10/17 Intents due: 12/1/17, Resumes/Bio due: 12/6/17, 30 day notice: 12/11/17, 14 day posting: 12/27/17 and the Annual meeting is 1/10/18.
- Budget for 2018: Bernard asked if there was any discussion from the Board about the Budget. There is no raise in the fees for 2018, however there probably will be a raise in 2019. Bernard asked for a motion to be made. Tony made a motion to accept the Budget for 2018, Joann seconded the motion and the motion carried.

Bernard asked if there was any comments from the community. Barbara Marley from Section 2 complained about the tons of debris that is still left from Hurricane Irma all around in Section 2. Bernard stated that this is not an issue for the community board. This is a section issue. It is the law that the community board does not interfere with section issues. Barbara stated that they have done everything they know to do regarding the debris and they feel they are being ignored. The debris is too massive to put in bags or cans. Someone from the residents, Kelly, made arrangements with Pasco County Property Appraiser, Mike Wells, to have the debris taken away from Section 2.

Being there was no further business, a motion was made by Tony Sorenson to adjourn the meeting. Joanne Fisher-Boyle seconded the motion. Motion carried. The meeting was adjourned at 7:50pm.

Respectfully submitted: Susan Gabriel, Acting Secretary

