

**OBSERVATION POINTE
BOARD OF DIRECTORS MEETING MINUTES
June 11, 2024 6:00 p.m.
Pedrick Road Library**

Call to Order

- Quorum established: Board present: Douglas MacInnes, Charlie Miller, Mason Stacey, Aaron Chern and Cory Wilson
- Notice (Sign posted June 7, 2024)

Meeting Minutes

- The meeting minutes from April 16, 2024 were unanimously approved.

Old Business

Financial Report

- Management reviewed financials for May 2024.
- Cory provided results from his review of the financial records. The Administrative portion of the Management invoice needs to have more detailed information including number of copies; provide backup for website and items like Vista Print labels. Cory suggested that we review the landscaping cuts to see if cuts could be eliminated to save money.
- Raising Dues – January 1, 2025: The Board voted unanimously to raise the dues 10% effective January 1, 2025. The dues will go from \$250 annually to \$275 annually. Doug will prepare a newsletter to inform the members.

Management Report

- Update Management Contract – Lisa will send Doug an E-sign version of the revised contract to sign.

ACC Report

New Business

- Observation Pointe Sign – Beautification Project
 - Ben Bennett had suggested adding flowers to the sign at the entrance and to beautify this area. Doug and Lisa worked many hours tracking down information on the water supply for this area. It was determined that to obtain water and flowers for this area would be very costly and require many manhours. The Board unanimously agreed to not move forward with this project.
 - Our current City water bill shows no water usage, yet we are being charged \$284 per year just for having a water meter. The Board unanimously agreed to turn this water meter OFF and save the Association money. Lisa will submit the Turn-Off request to the City and will monitor its compliance.
 - Mason – City of Tallahassee funding grant: Mason submitted a grant request for funds for the community event (spring block party). There were many questions asked in the beginning but there has not been much action since. Management explained that it was September/October when another association received their funds.
 - Bounce House Rules
 - At the block party there were many children who appeared to be unsupervised and sometimes unruly at the Bounce House. Doug proposed posting a sign requiring a parent to supervise their children on the bounce house. Many parents, however, send their kids to the block party without parental supervision.

Cory suggested considering having parents sign a waiver or have volunteer supervision for the bounce house. The Board also considered requesting volunteers to serve on a party committee to help organize the block party. [Doug can send a newsletter in January asking for party committee volunteers. Recommend Mason Stacy chair the committee.]

Speakers from the floor on new business

Next Meeting: Next meeting @ **6:00 p.m.** at Pedrick Road Library

Adjournment