

**OBSERVATION POINTE  
MINUTES FOR BOARD OF DIRECTORS MEETING**

November 15, 2016 6:00 p.m.  
Eastside Branch Library, Pedrick Road

**Call to Order At 6:00 P.M.**

- Board members present: Doug MacInnes, Charlie Miller, and Stacey Getz. ACC members present: Maribeth Hudson, Chad Wilson
- Notice (Sign posted 11/11/16)

**HOA Insurance Options:** Wade Shapiro of Legacy Insurance presented homeowner association insurance options. General discussion included:

- Our General Liability is currently with *Auto Owners*, for which we are paying \$1328 annually.
- Florida Statute requires crime coverage, which the association currently does not have. Mr. Shapiro recommended \$25,000 of crime coverage.
- *Travelers* currently has our D&O (Directors & Officers) coverage, but excludes board member to board member lawsuits.
- Mr. Shapiro recommended coverage of \$1M in and \$1M in defense costs.
  - Options 1 - Rewrite the current *Auto Owners* coverage to include crime, and rewrite D&O for (board) member-to-member coverage with Aspen at a cost of \$1521 annually.
  - Option 2 - Insure everything with Aspen: general liability, crime, D&O and sign coverage; crime coverage will cover Florida Statutes requirement. Coverage for our entrance sign will be added, for a total annual premium of approximately \$2,379.
- The board unanimously approved Option 2, the Aspen package with sign coverage.

**Meeting Minutes**

- The minutes of the August 4, 2016 board meeting were unanimously approved.

**Financial Report –**

- Annual assessments to go out end of November; due January 1, late February 15; Doug will forward email from attorney John Grant for Management's reference

**Management Report**

- Restoring power to the Observation Pointe entrance sign – Lisa reviewed the bureaucratic process she has been going through with the city and the county. The sign should have electricity within a couple of weeks.
- Landscape contract change. Two landscapers were interviewed. We have hired Lawn Pro for the present time. At a later date, the Board may consider a full RFP and interview multiple landscapers.

**Block Party Report**

- The Block Party is this weekend at 3:30 – November 19

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**Old Business**

**New Business**

- Discussion of ACC responsibilities
  - What are the ACC's responsibilities?
  - The ACC will handle exterior changes to the home. The board, in conjunction with the property manager, will handle *enforcement* of the covenants.
- Doug is working on a house color book for the ACC to use to determine paint colors.

**Next Meeting:** Tuesday, January 31, 2017, Eastside Library on Pedrick Road

**Adjournment:** 7:00 p.m.