

OBSERVATION POINTE
MINUTES FOR BOARD OF DIRECTORS MEETING

November 17, 2020 6:00 p.m.
Under the Tree Across from 6073

Call to Order

- Quorum present – Doug MacInnes, Mason Stacy and approximately 15 other owner/residents
- Notice (Sign was posted 11/12/2020); Letter sent to all residents 10/22/2020

Old Business

- Guests: Amelia Milton, Executive Director, and Jennifer Gavin, Assistant Director of the Sunrise Group Homes spoke on the group home at 6122 Observation Circle.
 - Anyone with questions or concerns may call Amelia Milton at (850) 544-2686
- A little background of Sunrise and Florida Statute 393.062:
 - Sunrise has been in business for 55 years. They work with group homes for individuals with intellectual and developmental disabilities. They are a non-profit corporation. They service approximately 120 people in the area. They are in process of setting up 4 new homes in the Tallahassee area.
 - Sunrise is federally funded and they have people who have lived with them up to 40 years. Sunrise supports children as well as adults. Many of their residents do not have family or have family that can address their disabilities. The goal is to help them gain independence and skills. Sunrise would like to ease the concerns of residents. They are here to integrate and not be disruptive and will have no visible signs that the residence is a group home. Nurses will come in plain clothes. Sunrise is licensed to accommodate six individuals to live here. The residents will be very independent and will always be accompanied by staff when outside the home. Staff will be there 24-7. Parking. There should only be two unmarked staff cars and one unmarked van for transporting residents. Call Amelia if there are any concerns.
- What will 6122 be used for when it is complete and when?
 - Sunrise is currently making the home compliant with American Disabilities Act, and should be finished in February 2021. Residency is planned for March or April 2021. The group home will be virtually indistinguishable from other homes in Observation Pointe because there will be no advertising of any kind.
- Questions from HOA residents:
 - Sunrise was asked to talk to the construction staff to make sure they are cleaning up after themselves and to be very aware of leftover nails.
 - Sunrise is working with Oliver Sperry Renovation and Construction Company
 - How is this house allowed under the Observation Pointe covenants that state single family use only; and what law allows a non-single family home in a single family subdivision? There are state and federal laws that trump HOA covenants and restrictions. It allows people with disabilities to live in this type of group homes in communities. Legislation that allows for group homes in HOA communities has been in place for years.
 - Do you do research on property values before and after the home? Is there any negative impact? Sunrise has not seen any negative impact to the neighborhoods.
 - What type of background checks are done? Staff has extreme background screening. Drug Test, Level 2 FBI, two state agencies and full background with a private company, driving history, and inspector general national screening.
 - There will be up to 6 residents. Sunrise's Administrative office is near Capital Regional hospital.

- Sunrise will pay HOA dues. As a lot owner, Sunrise will be entitled to one vote on HOA matters, but generally will not seek membership on the Board.
- Will there be any court-ordered residents with criminal backgrounds? Sunrise evaluates each admission for appropriateness. Court-ordered residents that require more assistance will be evaluated for admission into a more appropriate setting.
- What is to prevent the neighborhood from having multiple group homes? Group homes cannot be within 2000 feet of each other. [Further research shows that section 419.001(2), Florida Statutes, provides the prohibition for building another group home is 1,000 feet, which would cover almost all of Observation Pointe.]
- Do any residents have a criminal or sex offender history? No, not one.
- How many ambulance calls to they anticipate? It is not possible to answer that question; however, residents who are very medically fragile and need more assistance would be evaluated for a more appropriate setting.
- How often do the residents move out of a group home? Generally they are here for lengthy durations.
- Are there cases where you might have to vacate the home? Is there a residual effect on property values? Sunrise has sold homes in the past with no adverse impact on property values. Their contractors and realtors assist with making sure changes do not affect resale.

Meeting Minutes

- The August 25, 2020 board meeting minutes were unanimously approved.

Financial Report

- The October 2020 financials were distributed and there were no questions.
- The proposed 2021 HOA budget was distributed
- The Board is putting improved safeguards in place for financial oversight. Management will forward monthly bank statements to the board. All board members will have access to the online accounts.

ACC Report—

- Aaron reported that there was only one ACC request that required approval and it was for painting of a fence.

Annual Members Meeting

- The 2021 **Annual Members Meeting** is scheduled for **April 13, 2021 at 6:00 p.m. “under the tree across from 6073.”**
- Primary business is election of board members. We will hold an HOA board meeting immediately after the Annual Members Meeting adjourns to select officers.

Spring Block Party

- The 2020 spring block party was postponed indefinitely due to the coronavirus pandemic
- The board will continue indefinite postponement until there is a significant change in coronavirus

New Business

- Speakers from the floor on new business. There were no speakers from the floor.

Next Meeting: Board meeting **February 16, 2021** under the tree across from 6073.

Adjournment – 6:50 pm