

OBSERVATION POINTE HOMEOWNERS ASSOCIATION, INC.

Regularly Scheduled Board Meeting Minutes

November 3, 2015 at 6:00pm

Location: Leon County Public Library
1583 Pedrick Road
Tallahassee, Florida 32317

Present: Doug MacInnes, Ian Bucataru and Stacey Getz
Appearing: Joanie Trotman, Florida Association & Property Management, Inc.

Call to Order: Doug MacInnes called the meeting to order at 6:00pm.

Proof and Notice and Proposed Rule Making: Doug MacInnes provided notice was mailed to each owner at least 14 days in advance and posted at the neighborhood entrance at least 48 hours in advance of the meeting.

Meeting Minutes: Ian Bucataru made a motion to approve the August 4, 2015 Board Meeting Minutes. Stacy Getz seconded the motion. The motion carried.

Financial Report: General discussion regarding income, expenses and current financial position. The August and September 2015 financial reports were approved as submitted. Management to provide attorneys fees invoices to board for review.

2016 Annual Operating Budget: The 2016 proposed operating budget was approved with one revision.

Management Report

Assessments and Collection – Management presented the delinquency report and provided an update on efforts to collect delinquent assessments.

Community Block Party – Management reported the insurance coverage for the block party had been obtained. It was reported that the expenses were slightly over budget, the final expenses of \$948.55 was approved. The Committee will prepare draft survey for owners to provide feedback on the event.

Lawn Maintenance – Management coordinated trimming the shrubbery and spreading pine straw at the entrance.

Architectural Control – Management had no new requests to report.

New Owners – Management had two (2) new owners to report: Majid and Shahneela Ehsan (6202 Observation) and Anafe Amores and Raymar Villacampa Mindoro (6146 Observation).

New Business

Meeting with HOA Attorney – Doug MacInnes reported meeting with the association attorney in regards to the items addressed in the resolutions to be presented for approval.

Resolutions:

Architectural Control – Waiving the \$200 fee associated with plan to be submitted to the Committee, waiving the requirement that plans be professionally prepared, and waiving the requirement that plans be submitted in duplicate. General discussion ensued. Chad Wilson, agreed to revise the resolution language regarding waiving the fees and conditional approval. Approval of the resolution was tabled.

Assessments – The attached resolution was unanimously adopted by the board.

Right to Speak and Meeting Conduct – The attached resolution was unanimously adopted by the board.

Trees – The attached resolution was unanimously adopted by the board.

Expenditure Reimbursement – Doug MacInnes presented receipts in the amount of \$101.05 for ACC meeting sign purchase. The board unanimously approved reimbursement of said expense.

Website – It was reported that the board researched stand along website options. The cost association would be approximately \$300 for initial design and \$115-200 for the domain. Stacey Getz made a motion to approve and expenditure of \$500 for the first year and \$115 every year thereafter. Doug MacInnes seconded the motion. Ian Bucatura opposed. The motion carried.

Property Management – Doug MacInnes requested to explore other management companies to provide services to the association. There was no objection.

6214 Observation Pointe – Ben Bennett again requested the board consider waiving the association assessments on the vacant lot. General discussion ensued and was tabled until the next meeting.

Next Meeting: The next meeting was scheduled for February 2, 2016 at the Eastside Library beginning at 6pm.

Being no further business or questions the meeting adjourned at 7:50pm.

Respectfully submitted,
Joanie Trotman, for Secretary