

# Homestead Homeowners' Association Board of Directors

## February 17, 2014 Board Meeting Minutes

The board meeting was held February 17, 2014 at The Homestead clubhouse. The following board members and others were in attendance:

Board: Edwin Skelton, Rusty Nejd, David Gatz, and Steve Kerper. Absent: Noureen Khan  
FirstService Residential : SunDay Wright and Cheryl Brewer

- I. The agenda was presented, quorum was established and the meeting was called to order by board member Rusty Nejd at 7:03 p.m.
- II. Introductions were given by SunDay Wright, Association Manager.
- III. Minutes from the January 20, 2014 meeting were reviewed and Ed Skelton made a motion to approve the minutes. Rusty Nejd seconded the motion, and the minutes were approved unanimously.
- IV. Southern Botanical:

Robin Mercer gave a short summary of the landscaping activity in January, and stressed the importance of completing the Oak tree trimming prior to warmer weather.

David made a motion to approve the Oak tree trimming, and the fire ant applications to be billed separately for each location, the mulching of the beds, and kiddie cushion as allocated in the budget, which was seconded by Rusty Nejd and unanimously approved.

The Board authorized the expense of the kiddie cushion to be coded to playground maintenance.

Robin gave the Board a short overview of the upcoming landscaping activity planned for March, and of the shrubbery maintenance presentation that he will present for the community on February 19<sup>th</sup>.

- V. Community Insurance:

Ed Skelton – Discussed the Associations new insurance policy and not being part of a Master Policy with FirstService as of 2.1.2014, and signed the D&O application as well as the Summary of Values.

The Board discussed the need for a copy of the Reserve Schedule (that should match the Depreciation Schedule). SunDay is going to get that information and present it to the Board.

- VI. Management Report:

- SunDay presented the Utility Rate Comparison to the Board. David made a motion to approve APG's bid (at .05427) on a 36 month contract. Rusty Nejd seconded the motion, and the motion passed unanimously.
- SunDay presented an overview of the Architectural Control Committee Bulletins and legislative-related documents that have been filed with the county/state.
- Topics also included the pending fence post bulletin as well as the three Legislative Guidelines for Rainwater Recovery Systems, Certain Religious Symbols and Flags.
- The Board was presented with a bid for brick and stone wall repair in the amount of \$1,423.49. Steve made a motion for approval of the bid. David seconded the motion and the motion passed unanimously.

- VII. Fining Policy:

- Discussions about the Associations fining policy included the confirmation of the \$10.00 per day effective immediately after the final notice. This fine will be placed on hold should the homeowner request a hearing, appeal their infraction, or request an extension to bring their lot in compliance with the Governing Documents.

- VIII. Community Events:

- Cheryl gave a brief overview of the upcoming events for February (Shrubbery Maintenance presentation) and March (possible wine-tasting). The Board discussed the wine-tasting event and directed that Cheryl should contact the Dinner Club organizers for planning and facilitating the event, and that for liability reasons the Association will not provide refreshments for this event.

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IX. Annual Meeting Preparation:

SunDay gave an overview of the preparations made for the Annual Meeting, and was directed by the Board to prepare a Power-Point presentation for the meeting.

X. Owner Comment Session: (only 1 homeowner present, no executive session)

Account #277-0000-0318-03: The owner addressed the Board regarding code enforcement, specifically in response to on-going violations received for grass/weeds in his flower beds. The owner requested information regarding the regularity of inspections, and the number of violations issued regarding grass/weeds in the flower beds, as well as documentation of the policies and legal authority of the Association to enforce the rules and issue fines. The Board addressed the owner's questions as completely as possible, and SunDay offered to gather specific information regarding his request and send it to the owner.

XII. Meeting Adjourned:

There being no further business to conduct, the meeting was adjourned at 8:50p.m.