



HARTSFIELD VILLAGE III HOMEOWNERS ASSOCIATION, INC.

HELD AT:
GRAY MEMORIAL UNITED METHODIST CHURCH
2201 OLD BAINBRIDGE ROAD
TALLAHASSEE, FL 32303
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W. Alan Peltz
Vice President
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Adam Selvidge
Treasurer
Treasurer@hartfieldvillage.org
Deann L. Peltz
Secretary
Secretary@hartfieldvillage.org
Sterling Arms
Member-at-Large
MemberAtLarge@hartfieldvillage.org

BOARD OF DIRECTORS MEETING

*** MINUTES ***

Monday, March 16, 2015; 7:00 p.m.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at approximately 7:20 p.m. Those present were as follows:

- A. President: Tashena Lafleur
- B. Vice President: Jarrod Acoff
- C. Treasurer: Adam Selvidge (appeared via telephone due to a family emergency in Miami)
- D. 21 additional HOA members, including the following soon-to-be-elected new Board members:
 - 1. Vice President: Alan Peltz
 - 2. Secretary: Deann Peltz
 - 3. Member-at-Large: Sterling Arms

II. TREASURER'S REPORT

A. 2014 Financial Report

Member Ryan Smith vehemently argued the fact that this report had been requested months ago but, to date, had not yet been furnished. Treasurer Selvidge stated that he would have same ready by the close of business on Friday, March 20, 2015.

B. Bank Statements – Past Three (3) Years

C. Report on Members in Good Standing

There was discussion about which members are not currently in good standing due to an outstanding balance owed on annual dues and/or other fees. Treasurer Selvidge suggested posting the spreadsheet of the accounts on the HOA website, so that Members could easily look up their standing; however, Mrs. Peltz expressed her concern that the website is currently accessible to the public and, thus, the spreadsheet would also be. ***The only decision made was to table this matter until the next meeting.***

III. APPROVAL OF MINUTES

IV. OLD BUSINESS

A. Special Assessment (for Road Paving/Patching, Ditch Improvement)

Discussion was opened regarding the need for a meeting specifically to vote on a Special Assessment to acquire additional funds needed for road paving/patching and ditch/drainage improvement. *A vote on this matter was tabled until the new Board was elected at the end of this meeting.*

MOTION: Mrs. Peltz made a motion to schedule a Special Assessment meeting on Monday, April 20, 2015; motion was seconded by Treasurer Selvidge. President Acoff called for the vote; **MOTION PASSED - 5/0.**

[Following this meeting and prior to April 20, it was determined that the Special Assessment issue would have to be postponed due to insufficient notice of same – i.e., per Treasurer Selvidge, the Bylaws state that notice of a Special Assessment Meeting must be given a minimum of two weeks prior to said meeting and all notices advertising same must clearly state that the noticed meeting is being held for that purpose.]

B. Drainage at Foster and Ian Drives

Discussion was opened regarding poor drainage occurring at the intersection of Foster and Ian Drives. *This issue was tabled until the next meeting.*

C. Painting Speed Bumps, Stop Bars, etc.

Discussion was opened regarding the painting of stop bars at all “Stop” sign intersections and speed bumps. *This issue was tabled until the next meeting in order for the newly-installed Board to vote on same.*

D. Front Entrance Sign Lighting Repairs; Price for Fence Painting

Discussion was opened regarding repairs needed to lights for the front entrance community sign due to damage recently incurred via a car wreck.

MOTION: A motion was made (and seconded) for Mr. Arms to get bids for the repair and/or replacement of the front entrance sign lighting. The cost for same will be covered by the damages payoff from Infinity Insurance Company.

V. NEW BUSINESS

A. H.O.A. Bank Account

Discussion was opened by President Lafleur regarding her desire to move the H.O.A. bank account from Capital City Bank to Bank of America. The reason given for this was that the H.O.A. is assessed a monthly fee to have its account at Capital City Bank, whereas Bank of America would not charge same. It was decided that once the new Board of Directors is installed, they will go to Bank of America and set up a new account, whereupon Treasurer Selvidge will close the current account at Capital City Bank.

B. Tamarind Court - Street Sign

Discussion was opened regarding the need for a street sign at the intersection of Foster Drive and Tamarind Court, as there currently is none. Mr. Arms stated that he will check into getting a new sign made by the City or at a sign shop and will present the Board with estimates at its next meeting.

C. Estoppel Requests: Fee for Processing Requests

Discussion was opened regarding this matter. Treasurer Selvidge explained that he is making this motion due to the greatly increased number of requests being received by the Treasurer and the considerable amount of time it takes him to process said requests, since all title companies do not use the same form. *A vote on this matter was tabled until the new Board was elected at the end of this meeting.*

MOTION: Treasurer Selvidge made a motion to set a fee of \$100.00 to process estoppel requests; motion was seconded by Vice President Peltz. President Acoff called for the vote; MOTION PASSED - 5/0.

D. Registration Fee for New Homeowners

Discussion was opened regarding this matter. Treasurer Selvidge explained that a \$5.00 fee is needed to process new homeowner registrations that are being completed on the H.O.A. website; he emphasized that *this is for homeowners only* – renters should not register. *A vote on this matter was tabled until the new Board was elected at the end of this meeting.*

MOTION: Treasurer Selvidge made a motion to set a fee of \$5.00 for new homeowners to register on the H.O.A. website; motion was seconded by Member-at-Large Arms. President Acoff called for the vote; MOTION PASSED - 5/0.

E. Increasing Annual Dues

Discussion was opened regarding this matter. Vice President Acoff stated that it was extremely desirable that the Board vote to increase the annual H.O.A. dues by five (5%) percent which, per the Bylaws, is the Board's limit on annual increases; therefore, based upon the current annual fee of \$125.00, the 5% increase would amount to \$6.25 if passed, for a new total annual fee of \$131.25. This increase is needed to assist the Board in accomplishing the "hot ticket" projects about which homeowners commonly voice the most complaints. *A vote on this matter was tabled until the new Board was elected at the end of this meeting.*

MOTION: President Acoff made a motion to increase the annual H.O.A. dues by five (5%) percent which would be \$6.25 (of \$125.00), for a new annual fee totaling \$131.25; motion was seconded by Treasurer Selvidge. President Acoff called for the vote; MOTION PASSED - 5/0.

F. Member Accounts

1. Invoices for 2015 Annual Membership Dues

Due to numerous complaints and considerable discussion about conflicting information regarding the correct amounts owed and which members are current on payment of past dues and fees assessed – who would, therefore, be eligible to vote during election of the new Board – Mr. Peltz requested that invoices for the 2015 Annual H.O.A. dues be prepared and mailed by the end of the week (i.e., Friday, March 20, 2015). Treasurer Selvidge stated that he would be back from Miami by Wednesday, March 18, and should be able to have the invoices ready by the 20th.

2. Collections on Past-Due Member Accounts

Discussion was opened regarding what type of actions should be taken towards H.O.A. Members with past-due accounts. President Lafleur stated that past attempts to collect on unpaid invoices – for dues and other assessments – have been largely unsuccessful resulting in an outstanding balance owed to the H.O.A. of approximately \$40,000.00-plus.

This issue of uncollected funds remains unresolved partly due to the following: a) some homeowners are renting their home/property and cannot be reached due to the lack of a correct forwarding address or their refusal to pay their invoice; and/or b) the Pennington Law Firm with which the H.O.A. engaged to perform collection activities on past-due accounts **has not collected any monies on behalf of the H.O.A.** As to the latter, Treasurer Selvidge stated that in his dealings with Pennington Law Firm, it appeared to have no real desire to pursue the H.O.A.'s accounts needing collections – likely because the firm is not paid until it actually collects funds.

It was decided that, for now, the H.O.A. should take this matter back into its own hands by forming a committee to research all past-due accounts and counsel with each past-due member regarding bringing their account current, as well as possibly work out a payment plan, etc. Mr. Peltz volunteered to chair such a committee and stated that he had performed this same role when he served on his H.O.A.'s Board while living in Seminole County, Florida.

3. Scanning of Monthly Statements

Discussion was opened regarding setting up a process by which monthly statements for member accounts could be scanned and then made available to the general membership via the H.O.A. website. Treasurer Selvidge previously suggested posting the spreadsheet of the accounts on the H.O.A. website, so that Members could easily look up their status; however, Mrs. Peltz expressed her concern that the website is currently accessible to the general public and, thus, the spreadsheet would also be. ***The only decision made was to table this matter until the next meeting.***

G. Vendor Contracts

Discussion was opened regarding obtaining and entertaining bids for vendor contracts, such as a new towing company. ***This issue was tabled for the new Board to decide at its next meeting.***

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H. Insurance Jackets

Member Ryan Smith had requested that this issue be placed on the agenda. Discussion was opened regarding the amount of coverage on the H.O.A.'s insurance policy. Treasurer Selvidge confirmed that the H.O.A has insurance coverage, however, the actual amount of same was not disclosed.

I. Shrubs at Front Entrance

Member Ryan Smith had requested that this issue be placed on the agenda. Discussion was opened regarding concern that the purple shrubs at the front entrance are causing blind spots for exiting drivers, thereby impairing their vision in seeing oncoming traffic from Hartsfield Road as well as children and others awaiting arrival of a school or City bus. Mr. Smith felt strongly that all of the shrubs should be completely removed. Due to the late hour and impending vote on the next Board of Directors, *this issue was tabled for a vote until the next meeting*. In the interim, however, it was decided that the shrubs will be trimmed back *at the very least* to help alleviate impaired vision of drivers.

VI. ELECTION OF NEW OFFICERS

The election of a new Board of Directors was conducted, and the following persons were installed for the 2015-2018 term: **Jarrold D. Acoff**, President, 2289 Nannas Loop, Tallahassee, FL 32303; **W. Alan Peltz**, Vice President, 2412 Solstice Court, Tallahassee, FL 32303; **Adam Selvidge**, Treasurer, 2278 Nannas Loop, Tallahassee, FL 32303; **Deann L. Peltz**, Secretary, 2412 Solstice Court, Tallahassee, FL 32303; and **Sterling Arms**, Member-at-Large, 2284 Nannas Loop, Tallahassee, FL 32303.

VII. ADJOURNMENT

The meeting was adjourned at 9:48 p.m.

Minutes prepared by:

Deann L. Peltz, newly-installed Secretary

Jarrold D. Acoff, newly-installed President