

**HARTSFIELD VILLAGE III
HOMEOWNERS ASSOCIATION, INC.**

HELD AT:
GRAY MEMORIAL UNITED METHODIST CHURCH
2201 OLD BAINBRIDGE ROAD
TALLAHASSEE, FL 32303
(850) 629-9917, H.O.A.
WWW.HARTSFIELDVILLAGE.ORG

Jarrold D. Acoff
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W. Alan Peltz
Vice President
VicePresident@hartfieldvillage.org
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, April 20, 2015; 7:00 p.m.

I. CALL TO ORDER

The meeting was called to order by President Jarrod Acoff at 7:08 p.m.

II. ROLL CALL

Those present at this meeting were as follows:

A. Board of Directors ("Board")

1. President: Jarrod Acoff
2. Vice President: Alan Peltz
3. Treasurer: Adam Selvidge
4. Secretary: Deann Peltz
5. Member-at-Large: Sterling Arms

B. HOA Members ("Members")

1. Eric & Melanie Niesen
2. Victor Baeza
3. Kathleen Arms
4. Peggy Rigsby
5. Brandan Wright
6. Patricia Atchley
7. Brendan Mulholland
8. Tashena Lafleur
9. Melinda Singleton
10. Wanda Mitchell

III. APPROVAL OF MINUTES

March 16, 2015 – Homeowners Association Annual Meeting: Mrs. Peltz reported that these minutes were incomplete and not ready for presentation to the Board due to a lack of cooperation by former President, Tashena Lafleur, in providing information as to the events that transpired prior to installation of the 2015-2018 Board of Directors at the end of the March meeting – Ms. Lafleur had been taking

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notes while conducting the meeting, as there was no official Secretary. (Upon installation of the new Board of Directors, the position of Secretary was filled for the first time in several terms.)

IV. TREASURER'S REPORT

A. Financial Report – March 2015

Mr. Selvidge reported that the HOA's current bank balance is \$22,506.42. The "Actual v. Budgeted YTD" handout showed **outstanding dues totaling \$61,967.67.**

B. Members in Good Standing Report

This issue was tabled from the March meeting. Discussion was again opened regarding posting the spreadsheet of HOA Member accounts on the HOA website, so that Members could easily look up their standing; however, there is still concern that the website is currently accessible to the public and, thus, the spreadsheet would be also. *This issue was again tabled until the May meeting.*

V. DISCIPLINARY PROCEEDINGS

Mr. Acoff stated that there were no current disciplinary proceedings to report.

VI. OLD BUSINESS

A. Member Accounts

1. Collections on Past-Due Member Accounts

At the March 2015 meeting, Mr. Peltz volunteered to chair a committee to focus on collection of past-due Member accounts ("Collections Committee"). He advised that the Collections Committee will be researching and reviewing all Members' accounts to ascertain which are past due. Once this has been determined, all past-due Members will be notified as to the status of their account.

Mr. Peltz stated that if a Members' payment agreement is breached, then the Board will invoke its rights – per the Bylaws – to have a lien placed against the Member's property and, further, pursue foreclosure action if necessary.

2. 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 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 April meeting.*

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

Discussion was again opened regarding the need for a meeting specifically to vote on a Special Assessment. Mr. Selvidge advised that the original date set for same of April 20, 2015, was not

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sufficiently noticed, as noticing/posting must occur *at least two weeks prior to* the scheduled meeting date.

MOTION: Mrs. Peltz made a motion to schedule a Special Assessment meeting on Monday, June 22, 2015, 7:00 p.m., at Gray Memorial United Methodist Church; motion was seconded by Mr. Selvidge. Mr. Acoff called for the vote; **MOTION PASSED – 5:0.**

- C. Front Entrance Shrubs: Mr. Acoff reported that the shrubs at the front entrance which were causing blind spots for exiting drivers were completely removed along Hartsfield Road; the remaining shrubs lining Foster Drive were trimmed for a more manicured look and will continue to be until such time as updated landscaping is installed.

The question was raised as to possibly removing the shrubs completely. The Board **AGREED** that having a barren fence at the front entrance without any greenery or foliage whatsoever would not exude the look/appearance that is desired; therefore, this idea was **NIXED**.

- D. Quotes – Repairs: Front Entrance Sign Lighting; Fence Painting

Discussion was opened regarding repairs needed to lights for the front entrance community sign due to damage incurred via a car wreck. Mr. Arms presented the Board with a \$1,670 estimate from an electrical contractor, Weston Trawick.

MOTION: A motion was made (and seconded) for Mr. Arms to obtain two additional estimates for the repair and/or replacement of the front entrance sign lighting not to exceed \$1,670; he should then choose the best bid and have the work started. The cost for same will be covered by the damages payoff from Infinity Insurance Company.

- E. Painting Speed Bumps, Stop Bars, etc.: Mr. Arms discussed the continuing need to get these items painted in order to be better able to enforce violations of posted traffic signs. He advised the Board that the cost of paint containing reflective beads is \$25/gallon. The Board **AGREED** that purchasing this special paint is unnecessary and that using bright yellow (non-beaded) paint like that used in the past will be sufficient for painting the speed bumps.

- F. Fee for Estoppel Requests: Mrs. Peltz noted that following the Board's approval of a \$100 fee to be charged for estoppels fees, a link and form are now on the HOA website.

- G. Tamarind Court - Street Sign

At the March meeting, Mr. Arms stated that he would check into getting a new sign made by the City or at a sign shop and would present the Board with estimates at its next meeting; however, this topic was not discussed at the April meeting and will carry forward as "old business" on the next meeting agenda.

VII. NEW BUSINESS

- A. Enforcement of Posted Traffic Signs: Mr. Acoff advised the Board that a formal letter is being sent to the Tallahassee Police Department requesting police presence in the Community – this is to specifically target the issue of vehicles speeding through and not stopping whatsoever at the main intersection of Foster Drive and Nannas Loop.

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B. Enforcement of By-Laws

1. Payment of dues: Mr. Selvidge stated that this issue continues to be a problem.
 2. Parking violations: Mr. Arms stated that we need additional towing signs due to the number of violations increasing each month. Mr. Selvidge stated that he would call American Eagle Towing to obtain more signs.
 3. Trash/Trashcans/Junk in Yard: Mr. Arms stated that the City of Tallahassee Code Enforcement Department is again making a presence in the Community and is paying particular attention to trash, trash cans and, in general, junk that is in yards and viewable from the street; further, he advised that anyone can go to www.talgov.org to find a list of issues that Code Enforcement looks for.
 4. Development of Action Committee: At Mr. Arms' suggestion, the Board **AGREED** that all issues falling under the categories of cleanup, landscaping, maintenance and painting can be combined together as the "Action Committee." Mr. Arms stated that the following persons have already come forward to volunteer their help for these activities (he has their last names): Patricia, Victor, Brandan, Brendan, Eric, Ryan, Jeff and Joy.
 5. Storm-Water Drains: Mr. Arms advised the Board that the grates in these drains need to be lifted out in order to clean out and remove debris that is trapped and clogging up the drain; further, that the Board needs to rent an excavator in order to achieve these results for which he had already obtained two estimates of \$430/day and \$465/day to do this job. The HOA will incur additional costs because of having to hire someone to operate the excavator. The Board agreed that Mr. Arms should continue obtaining estimates and trying to locate an excavator operator.
 6. Map of Community: Mr. Peltz discussed the need to have a map of the Community in order to assist the Board's efforts regarding the storm water drains. Due to his line of work, Member Brendan Mulholland volunteered to make and/or obtain such a map.
- C. City of Tallahassee Neighborhood Recognition Program 2014: Mrs. Peltz advised the Board that a letter was received from the City of Tallahassee regarding this program. Due to the fact that nominations must reflect activities conducted between January and December 2014, the Board decided to forego making a 2014 submission.
- D. "Suggestion Box": Mrs. Peltz discussed the possibility of adding a link on the HOA website for Members to make suggestions regarding HOA activities and issues. Mr. Selvidge explained that this is, in essence, what the "Email/Contact Us" link is for.
- E. Paving/Road Repair: *This issue was table until the June meeting.*
- F. Teleconferencing Equipment: In the wake of Mr. Selvidge having to appear via teleconference call at the March 2018 HOA Members Meeting, he made the following:

MOTION: That the Board purchase teleconference equipment having multiple-line capability in order to facilitate calls/meetings that need to be handled via phone; **Second** by Mrs. Peltz; **MOTION PASSED – 5:0.**

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G. Purchasing Signs: Mr. Arms discussed the need to purchase a special “No Parking” sign to be placed at the HOA lake access parking pad, as well as a “Special Assessment” sign; he further advised that metal signs from the Sign Shop would could \$116/each. The Board **DISAGREED** with purchasing these signs.

H. Vendor Contracts

This issue was tabled at the April meeting for the new Board to decide; however, it was not discussed at this meeting so *this topic was again tabled until the June meeting.*

I. Vendor Links on Website:

1. Mrs. Peltz discussed the need to add a link for the HOA towing company, American Eagle Wrecker Service to the website; the Board **AGREED** to do so.

2. Mrs. Peltz also discussed removing the link to Gray Memorial United Methodist Church stating that the HOA should never do anything that would give the appearance that it is affiliated with any particular church. Mr. Selvidge (who is also the HOA webmaster) **DISAGREED**, and so *this topic was tabled until further notice.*

VIII. NEW BUSINESS

Next meeting: **Board of Directors Meeting – Monday, May 18, 2015, 7:00 p.m.**, at Gray Memorial United Methodist Church, 2201 Old Bainbridge Road, Tallahassee, Florida 32303.

IX. ADJOURNMENT

The meeting was adjourned at 8:56 p.m.

MINUTES PREPARED BY:

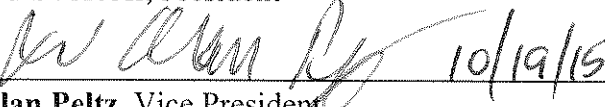


Deann L. Peltz, Secretary

September 21, 2015
Date

APPROVED BY:

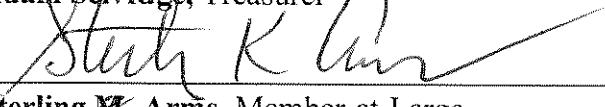
Jarrod D. Acoff, President

 10/19/15

W. Alan Peltz, Vice President



Adam Selvidge, Treasurer



Sterling M. Arms, Member-at-Large
K.