

# HARTSFIELD VILLAGE III HOMEOWNERS ASSOCIATION, INC.

[WWW.HARTSFIELDVILLAGE.ORG](http://WWW.HARTSFIELDVILLAGE.ORG)

HELD AT:

GRAY MEMORIAL UNITED METHODIST CHURCH  
2201 OLD BAINBRIDGE ROAD  
TALLAHASSEE, FLORIDA 32303

Jarrod D. Acoff  
President  
[President@hartsfieldvillage.org](mailto:President@hartsfieldvillage.org)  
W. Alan Peltz  
Vice President  
[VicePresident@hartsfieldvillage.org](mailto:VicePresident@hartsfieldvillage.org)  
Adam Selvidge  
Treasurer  
[Treasurer@hartsfieldvillage.org](mailto:Treasurer@hartsfieldvillage.org)  
Deann L. Peltz  
Secretary  
[Secretary@hartsfieldvillage.org](mailto:Secretary@hartsfieldvillage.org)  
Sterling Arms  
Member-at-Large  
[MemberAtLarge@hartsfieldvillage.org](mailto:MemberAtLarge@hartsfieldvillage.org)  
Eric Niesen  
Website Administrator  
[WebAdmin@hartsfieldvillage.org](mailto:WebAdmin@hartsfieldvillage.org)

## BOARD OF DIRECTORS MEETING \*\*\* MINUTES \*\*\*

Monday, October 19, 2015 (7:00 p.m.)

### I. CALL TO ORDER

The meeting was called to order by Vice President Alan Peltz at 7:00 p.m.

### II. ROLL CALL

Those present at this meeting were as follows:

#### A. Board of Directors ("Board")

1. President: (ABSENT – sick children)
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 Niesen
2. Melanie Niesen

III. "CLEAR SPEECH": Mrs. Peltz explained that Mr. Peltz has experienced increased hearing loss within the past several months so in order for him to be able to adequately hear and understand what is being said, "clear speech" should be practiced – simply put, this means enunciating words clearly and completely with a slight slowing of speech and raising of voice; additionally, cross-talk must be avoided completely.

### IV. APPROVAL OF MINUTES (Mrs. Peltz)

- A. March 2015: Mr. Selvidge to locate Mrs. Peltz' email providing him with a PDF of these minutes for uploading to the HOA website; he will then upload same.
- B. April 2015: Unanimously **approved** and executed by all Board Members in attendance.
- C. September 2015: Unanimously, but tentatively, approved by all Board Members in attendance with full approval being conditioned upon the revisions noted being incorporated and resent to the Board for final approval.

### V. TREASURER'S REPORT (as of 10/15/15) (Mr. Selvidge)

A. Expenditures:	\$24,335.32
B. Funds Deposited – since close of September 2015 statement:	\$389.39
C. Account Balance:	\$7,980.31
D. Outstanding Dues:	\$58,143.03

## MINUTES: BOARD OF DIRECTORS MEETING

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- E. Estoppel funds collected (No./requests: -0-): \$-0-
- F. Members in Good Standing → 41; Members ineligible to vote → 73

### VI. OLD BUSINESS

- A. Collections Activity on Past-Due Accounts
  - 1. Collections attorney (Mr. Peltz)
  - 2. Collection of back dues from renters (Mr. Selvidge)
  - 3. Collection of back dues from Homeowners (Mr. Selvidge)
- B. Formalizing HOA Member Complaints: According to HOA By-laws, Members ***MUST*** put any complaints in writing for the Board to consider same; otherwise, it is not an official statement from a Member/Homeowner (Mr. Acoff)
- C. Towing issues:
  - 1. New towing signs installed 10/19/15 (Mr. Peltz)
  - 2. Special sign needed for HOA parking pad (Mr. Peltz)
  - 3. Current towing contract unenforceable – meet with Officer Joe Gandy (Mrs. Peltz)
  - 4. Decide towing parameters to be included on contract (Mrs. Peltz)
- D. Front Entrance – Landscape/Fence/Rejuvenation Committee (Mr./Mrs. Peltz)
  - 1. Fence: color selection (Mr./Mrs. Peltz)
  - 2. Signpost: prep for painting; color selection (Mr./Mrs. Peltz)
- E. Street and HOA Signage (Mr. Peltz)
- F. Removal of Dead Pine Tree – Solstice Court (Mr. Arms)
- G. Fallen Fence – 2424 Jolene Lane (Mr. Arms)
- H. Formal HOA Member Complaints/Requests: Ashley Nunn, 2426 Jolene Lane (request received via 9/19/15 email) – no receipt of 2015 HOA dues invoice. Statement was sent to Ashley Nunn on 10/10/15 per Mr. Selvidge (Mr. Peltz)
- I. Timely Depositing of Accounts Receivable. Per Mr. Selvidge PO Box is checked every two weeks and checks are deposited one week later. (Mr. Acoff)
- J. Timely Submission of agenda and treasurer’s report, by Secretary and Treasurer, shall be emailed to all Board members by close of business on the Friday before each Board meeting for timely discussion. (Mr. Selvidge)

### VII. NEW BUSINESS

- A. HOA Website Administration (Mr. Peltz)
- B. Curb Appeal Incentives – Promote Maintenance/Upkeep of Yards (Mrs. Peltz)
  - 1. Institute “Yard of the Month” Award
  - 2. Institute “Yard of the Season” Award
  - 3. Purchase Christmas decorations for front entrance

**MINUTES: BOARD OF DIRECTORS MEETING**

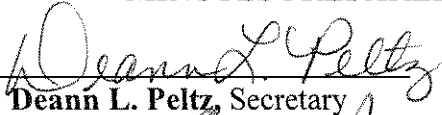

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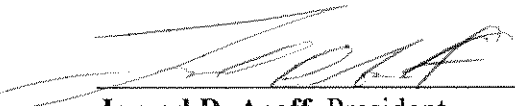

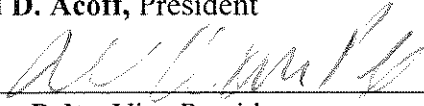
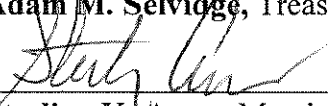
VIII. ADJOURNMENT

The meeting was adjourned at 8:41 p.m.

**MINUTES PREPARED BY:**

 _____ Deann L. Peltz, Secretary	October 19, 2015 Date
 _____ W. Alan Peltz, Secretary	October 19, 2015 Date

**APPROVED BY:**

 _____ Jarrod D. Acoff, President	 _____ Adam M. Selvidge, Treasurer
 _____ W. Alan Peltz, Vice President	 _____ Sterling K. Arms, Member-at-Large