



HARTSFIELD VILLAGE III HOMEOWNERS ASSOCIATION, INC.

WWW.HARTSFIELDVILLAGE3.ORG

(850) 296-0688, VOICE MAIL

▶▶ BOARD@HARTSFIELDVILLAGE3.ORG ◀◀

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

W. Alan Peltz
President

Brendan P. Mulholland
Vice President

Deann L. Peltz
Treasurer

Sharmarie S. Gray
Secretary

Sterling K. Arms
Member-at-Large

Brandon R. A. Wright
Web Administrator

BOARD OF DIRECTORS' REGULAR MEETING

*** MINUTES ***

Monday, April 18, 2016

I. CALL TO ORDER

President Alan Peltz called the meeting to order at 7:00 p.m. at Gray United Memorial Methodist Church located at 2201 Old Bainbridge Road, Tallahassee, Florida 32303.

II. ATTENDEES

A. Board Members

President:	Alan Peltz
Vice President:	Brendan Mulholland
Treasurer:	Deann Peltz
Secretary:	Sharmarie Gray
Member-at-Large:	Sterling Arms
Web Administrator:	Brandon Wright (absent)

B. Other Attendees

Joy Varnum
Adam Selvidge
John Goelz

III. NOTICE OF MEETING

There was a general discussion about the sign posted informing members about Board Meetings. The sign will continue to be posted at the front of the Community (no changes).

IV. APPROVAL OF MINUTES

- A. The minutes of the March 14, 2016 pre-annual Board Meeting were approved on March 31, 2016.
- B. The minutes of the March 21, 2016 Annual Meeting were approved on April 15, 2016
- C. Additional 2015 Board Meeting minutes have been posted to HOA website.

V. TREASURER'S REPORT – Mrs. Peltz

See attached financial report.

VI. DISCIPLINARY PROCEEDINGS – Mr. Arms

Mr. Arms provided an update on code enforcement violations, and towing. It was noted that roam towing has been suspended and towing will only occur when a Board Member calls the towing company.

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VII. OLD BUSINESS

- A. Mr. Peltz, gave a report on delinquencies and stated that 18 homeowners still owe their 2016 dues and 21 homeowners owe 2 years or more in back dues.
- B. Mr. Peltz asked Mr. Arms to proceed with purchasing the street sign for Tamarind Court that was previously approved.
- C. Mr. Arms provided an update on paving and mitigation of flood areas. Mr. Arms advised that North Florida Asphalt would be coming within the next two weeks to pave portions of Hatten Smith Lane, Foster Court, and Jolene Lane.
- D. Mr. Peltz asked Mr. Arms to draft a proposal for specific parameters to be used in roam towing to be presented to the Board at the next regular Board meeting.

VIII. NEW BUSINESS

- A. Mr. Peltz led a brief discussion regarding the uploading and posting of documents to the HOA's Website.
- B. Mr. Arms led a brief discussion on painting the speed bumps and asked for volunteers.
- C. Mr. Peltz suggested that since the money is available, the HOA should pay the entire HOA Attorneys' Fees for the whole year, instead of in quarterly increments.
- D. Mr. Peltz led a brief discussion regarding the need to develop HOA Policies, Standards, and Procedures. Board members volunteered to report on the following topics at the next Board meeting:
 - Guidelines re Homeowners Request for HOA Records Review – Mr. Peltz
 - Bookkeeping Procedures – Mrs. Peltz
 - Agenda Standards – Mrs. Gray
 - Minutes Standards – Mrs. Gray
 - Member-At-Large Responsibilities – Mr. Arms
 - Uniform E-mail Communication Standards – Mr. Wright
 - Transition Board E-mail Accounts Procedures – Mr. Peltz
- E. The next Board of Directors Meeting will be held on **Monday, May 16, 2016**, at 7:00 p.m. at Gray United Memorial Methodist Church.

IX. GENERAL DISCUSSION

Comments heard from the membership.

X. ADJOURNMENT

The meeting was adjourned by Mr. Peltz at 7:47 PM.