



# 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

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## BOARD OF DIRECTORS MEETING

### \*\*\* MINUTES \*\*\*

Monday, December 14, 2015

#### I. CALL TO ORDER

The meeting was called to order by Vice President Alan Peltz @ 7:06 p.m.

#### II. ROLL CALL

Those present at this meeting were the following members of the Board of Directors (“Board”):

President: Jarrod Acoff (arrived @ 7:35 p.m.; ran remainder of meeting)  
Vice President: Alan Peltz  
Treasurer: Adam Selvidge  
Secretary: Deann Peltz  
Member-at-Large: Sterling Arms  
Web Administrator: Eric Niesen

#### III. APPROVAL OF MINUTES

Mrs. Peltz advised that the meeting minutes from November 16, 2015 (which were e-mailed to the Board for review prior to this meeting), were **DISAPPROVED** since they are missing most of the edits that Mr. Selvidge mentioned via his e-mail sent in response to a draft of same prior to this meeting.

#### IV. TREASURER’S REPORT

A. Account Information Available to Members. Mr. Selvidge advised the Board that individual HOA account information is now available to Members on the HOA website; additionally, Members in good standing = 44, while Members ineligible to vote = 71. (It should be noted that **this information is and has been incorrect ever since Mr. Selvidge was reinstalled as Treasurer in March 2015**; further, Mr. Niesen – the newly-installed Treasurer, effective today – will research this issue to ascertain the accurate figures.)

B. Past Dues Collected for October through December. Mr. Selvidge advised the Board that his report was current through 12/10/15 and includes the following outstanding dues collected over the past three months (see attached report for complete details):

1.	October	\$ 1,957.55
2.	November	7,708.21
3.	December	<u>1,303.22</u>
	TOTAL	\$10,968.98

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### V. OLD BUSINESS (discussion commenced @ 7:25 p.m.)

- A. Collection of HOA Dues from Rental Property; E-Mail Requests from Rental Property Owners: Mr. Peltz advised the Board that the following three e-mail requests were received from homeowners requesting Board consideration of a reduction of certain late fees they were charged:
1. Barbara and Barry Bumgarner, 2144 Foster Drive; 2258 Foster Drive; 2343 Nannas Loop, 2428 Jolene Lane, and 2436 Jolene Lane  
  
MOTION: Mr. Peltz made a motion that the Board accept the \$441.92 reduced-fees offer made by the Bumgarners as outlined in their 12/09/15 e-mail; Mr. Arms seconded the motion.  
  
DISCUSSION: Discussion ensued regarding whether acceptance of this offer would set precedence for accepting future reduced-fee offers (which the Board wishes to avoid). Mr. Peltz argued that by accepting this offer now, the HOA would not only receive funds immediately but would ultimately receive a larger amount than if we decline the offer and fight for the full amount reflected on their account.  
  
VOTE: Mr. Peltz called for a vote; **the motion PASSED 3:2** with Messrs. Acoff and Selvidge dissenting.
  2. Eddie Knowles, 2362 Tamarind Court: ***Tabled until next Board meeting.***
  3. Melinda Singleton, 2241 Foster Drive: ***Tabled until next Board meeting.***
- B. Collections Attorney Responses – Past Due Accounts. Mr. Peltz advised the Board that the HOA attorney recommended via e-mail that was forwarded to the Board on the process for collection of past dues.
- C. Update on Collection of HOA Dues from Non-Rental Property: Mr. Peltz advised the Board that collection letters were mailed (via Certified Mail, Return Receipt Requested) to the owners of non-rental properties whose HOA accounts reflected the top five (5), outstanding account balances – the back dues for which total \$11,665.80. Mr. Peltz further advised that he will follow-up on these collections after the first of the year.
- D. Commencement of Phase II Paving Project: Mr. Arms reminded the Board that while in the middle of the Phase I Paving Project, he obtained a quote from North Florida Asphalt for the Phase II Paving Project (re Foster Court) which was for \$12,000. At that time, the Board received three (3) bids for this project, and the lowest bid (from North Florida Asphalt) was selected.  
  
MOTION: Mr. Acoff made a motion to accept the \$12,000 bid for the Phase II Paving Project; Mr. Peltz seconded the motion. **The motion PASSED by a vote of 4:1** – with Mr. Selvidge dissenting due to “lack of additional quotes” – whereupon Mr. Acoff signed the bid sheet thereby authorizing the paving job.
- E. Towing Services - Update on New Contract: Mr. Peltz provided the new contract for towing services to Mr. Acoff whereupon he executed same and returned it to Mr. Peltz for hand delivery to the towing company. ***The new contract specifically requests “roam” towing, i.e., meaning that the towing company can perform towing services at any time,***

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*even without receiving a call from a Board Member, if they are roaming the area and spot an offending vehicle.*

F. HOA Bookkeeping Procedures (per HOA By-Laws and Covenants, Conditions, and Restrictions): Mr. Peltz advised the Board that a draft of these procedures was e-mailed to the Board on December 9, 2015. **Further discussion was tabled until next Board meeting.**

G. Auditing of HOA Books: **Tabled until next Board meeting.**

VI. NEW BUSINESS (discussion commenced @ 7:55 p.m.)

*The following "new business" items were **tabled until the next meeting**:*

A. *HOA Website Registration fee - \$5.00*

B. *Minutes from 2015 Board Meetings need to be uploaded to website*

C. *On-Boarding of New HOA Members*

D. *What Incorporation Paperwork Do We Have or Not Have and How Do We Find It?*

VII. ADDITIONAL COMMENTS/DISCUSSION (commenced @ 8:00 p.m.)

A. Involuntary Removal of Current HOA Treasurer: Mr. Acoff led a discussion about the inadequacies of Treasurer Adam Selvidge and requested that he resign from the Board, whereupon Mr. Selvidge declined to do so and stated that the Board should proceed to do whatever it was obviously intending to do.

1. MOTION: Mr. Acoff made a motion that Mr. Selvidge be removed as the HOA Treasurer *without cause*; Mr. Arms seconded the motion. There was no further discussion, and **the motion PASSED by a vote of 4:0** with Mr. Selvidge abstaining.

2. MOTION: Mr. Peltz made a motion to install Eric Niesen (the current Web Administrator) as Treasurer to replace Mr. Selvidge; Mr. Arms seconded the motion. There was no further discussion, and **the motion PASSED by a unanimous vote of 4:0**, thereby leaving the Web Administrator position vacant.

B. Police Presence; Handoff of Treasurer's Documents, Records, etc.:

1. Deputy Paxton Rogers, with the Leon County Sheriff's Office, was requested to and arrived at this meeting at 8:00 p.m. to witness the discussion regarding voluntary resignation and/or involuntary removal of Mr. Selvidge from office as well as to maintain peace and order surrounding same.

2. Following the unanimous vote to remove Mr. Selvidge as Treasurer, discussion ensued regarding the timing of when he should turn over all HOA property in his possession to Mr. Niesen. The Board's consensus was clear that he should turn everything over **by 12:00 midnight on this date**. Mr. Selvidge balked at this timeline stating that many items were "buried" in his home office, and it would take days to uncover same whereupon Deputy Rogers stated that he needed to gather whatever items to which he had immediate access and provide same to the Board **on this date**. Mr. Selvidge then adamantly stated that no Board Members were welcome on his property, and he would carry whatever items he could

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immediately locate over to Mr. Arms (whose home is only two doors down from him) who would be waiting outside his own residence along with Deputy Rogers.<sup>1</sup>

**VIII. ADJOURNMENT:**

The meeting was adjourned at 8:45 p.m. whereupon Deputy Rogers followed Mr. Selvidge to Hartsfield Village.

**MINUTES PREPARED BY:**

**Deann Peltz, Secretary      December 17, 2015**

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<sup>1</sup> When Mr. Selvidge delivered/handed off the first batch of HOA documents to Mr. Arms today, he stated that he would handoff the remaining documents to Mr. Arms the next day.