



HARTSFIELD VILLAGE III HOMEOWNERS ASSOCIATION, INC.

WWW.HARTSFIELDVILLAGE3.ORG
» BOARD@HARTSFIELDVILLAGE3.ORG «

KIRBY MANAGEMENT GROUP
KIRBYMANAGER@GMAIL.COM – (850) 562-8708

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

Vacant
President
Alan Peltz
Vice President

James Nelson
Treasurer

Vacant
Secretary

Joe Basiri
Community Inspector

Brandon R. A. Wright
Website/Communications
Administrator

BOARD OF DIRECTORS' MEETING

*** MINUTES ***

Monday, December 18, 2023

- I. Vice President Alan Peltz called the meeting to order at 7:00 pm at Gray United Memorial Methodist Church located at 2201 Old Bainbridge Road, Tallahassee, Florida 32303.
- II. ATTENDEES

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|-------------------------------|-------------------------|
| President: | Vacant |
| Vice President: | Alan Peltz |
| Treasurer: | James Nelson |
| Secretary: | Vacant |
| Community Inspector: | Vacant |
| Website/Communications Admin: | Brandon Wright (absent) |

OTHER ATTENDEES:
Peggy Rigsby, Sterling Arms, and Danny Hayes, Manager of Kirby Management Group
- III. APPROVAL OF MINUTES:
The Minutes from the September 11, 2023 Board Meeting was approved
- IV. REPORTS:
 - A. Treasurer's Report – Discussed November's Financial Report. Financial reports are on the HOA website. Need to get new quotes for lawn service.
 - B. Collection of HOA Dues – 2024 Annual HOA Dues invoices were mailed to all homeowners on December 15, 2023. There are 15 homeowners that are past due on 2023 HOA dues and two other homes that have liens on them.
- V. UNFINISHED BUSINESS
 - A. Danny Hayes from Kirby Management Group gave a presentation on how they can support homeowner inquires and support the Board's operational needs and collection of back HOA dues.
 - B. City Grant/Neighborhood Improvement funds were received which cover a lot of the cost for the New Front Community sign.
- VI. NEW BUSINESS
 - A. The HOA December 2023 Newsletter was mailed out December 15, 2023 to all homeowners and all rental properties. It was suggested that we have quarterly HOA Newsletters.
 - B. HOA 2024 Budget was reviewed and approved.
 - C. The agenda for the Annual Homeowner's Meeting on Monday, February 19th, 2024. **There must be an agenda item about the necessity to repair the damaged asphalt at the intersection of Nannas Loop and Foster Drive in addition to other streets that need asphalt repair.**

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- D. The Board of Director's Quarterly Meeting will be held following the Annual Homeowner's Meeting on February 19th, 2024

VII. GENERAL DISCUSSION

- A. There was discussion on getting a grant from the "Vibrant Neighborhoods Grant Program" for a project that would improve access to the lake from the HOA parking pad that is near the lake. **It is hoped that the "Community Involvement Committee" would take the lead on this project.**
- B. There are ongoing problems with cars parking in the street for an extended amount of time (days).
- C. We are having problems with sand runoff from properties on Nannas Loop that flows into the HOA stormwater drainage system. Need to find a solution to this problem. **Need to meet with Kirby Management Group in January to review this problem as well as street repair.**

- VIII. ADJOURNMENT:** The meeting was adjourned at 8:34 p.m.