

HHPOA COMMUNITY MEETING MINUTES

June 11, 2024 – 7PM

ATTENDEES:

Jeff Barnard
Tim Bowman
Anita Dolbeck
Nina Doran & Jan Van Joolen

Terry & Dave Jolly
Maria & Bob Mantle
Dale McKay
Andy Schippers

Keith Vick
Ed Woodman
Andy Schippers

Andy Schippers called the meeting to order at 7:00pm.

- March minutes approved. Dave Jolly made the motion, Dale McKay seconded.
- Everyone introduced themselves.

Treasurer's Report:

- Ed Woodman reported that the POA has a total of \$26,144.28. Income this month \$430.00.
- Total Expenses were \$2331.36.
- Ed Woodman confirmed that the tax return and the Corporation Papers were now up to date at a cost of \$69 per year.
- There was a query about the cost of insurance \$1588.73 and why was it needed? Andy explained that a part of it was for liability for the picnic. The rest was protection of the all the directors of any POA from personal liability. (New Senate bill which was passed in October 2023).

Committee Reports:

Welcome committee:

- Anita Dolbeck reported that the Welcoming Committee welcomed Loretta Carnes and Don Parker at 103 W. Chase Street. The welcome committee, Anita Dolbeck, Susan Nadeau, Barbara Martin, Terry Jolly, Julie Fahey, Emily Bell, Kathy Boggess, Loveta Reed, Devon McKay, Regina Keadle and Carolyn Geiger had a meeting and decided it was time to change the welcoming gift from a candle to a plant either indoor or outdoor. Susan and Terry will take care of this. Anita will remain the chair person. Four members of the committee go to meet and welcome new neighbors.

Architectural committee:

- Rudy Rudolph submitted his whole house solar application.
- House is soon to be completed on Britain Street.

Awareness issues:

- Jan Van Joolen mentioned that a property on Abalone was in disrepair, mold and the weeds were very high. He believes the house is empty. Andy will try to contact the owners.
- Anita Dolbeck told us that the rental property opposite her on Abalone has a disabled car sitting on the driveway. It is a strange situation as people seem to come and go, usually many cars parked there. Andy will again try and contact the owner. It was brought up again that renters should get a copy of our deeds and covenants.
- New Soliciting signs were placed at each entrance. We want to make everyone aware that there has been some illegal soliciting in the area, one being a roofing company.
- A general discussion was held on the continuing problem of speeding drivers!
- A number of people brought up another issue of residents parking on their lawns. Parking should be on a paved or cement driveway. Please see "Uses and Structures Part (D)"

2024 Required Quorums:

- Andy brought up the issue of our POAHH being in compliance with the recently enacted (10/1/2023) State of Florida house bill, HB919, dubbed the "Homeowners Association Bill of Rights". The new legislation requires that significant monetary decisions or other similar type decisions require a quorum vote from the POAs board of directors. In an effort to more readily achieve this requirement we have reduced our board members at large from a count of 15 down to 11. In our situation a quorum would now mean 9 directors present at a meeting (4 executive + 5 at large, or any combination of such). We request only that they be present for a majority of the meetings

New Business:

- Halloween was discussed and we will once again hire two deputies.
- The Block Party at the Tikki Bar was a success and well attended. Will repeat again next year.
- Still looking for a meeting host November 12th.
- Jeff Barnard suggested the board to consider changing the deed restrictions to allow us to approve tenants. He explained that other POAs have this in place. He will get more information.

Meeting adjourned at 8:00pm.

Next meeting will be 7pm, September 10th at the residence of Fran & Ed Woodman

Respectfully submitted,

Terry Jolly
Secretary

If anyone is interested in joining any of our committees, you are more than welcome. We would love to have new people. Please contact any of our Board member for more details.