

BULL RUN UNIT I HOMEOWNERS ASSOCIATION
MINUTES OF THE BOARD AND MEMBER MEETINGS
November 28, 2017

The meeting was held at the Northeast Branch Library located at 5513 Thomasville Road. Phillip Ross called the meeting to order at 6:05 p.m. Board members present were Phillip Ross, David Beverly and Bruce Gillander.

A quorum was established with 24 homeowners present or represented by proxy.

Motion to approve the 4/27/2017 minutes: Bruce Gillander

Second: David Beverly

Vote: All in favor

Election of HOA President:

Motion to nominate Phillip Ross as President: Bruce Gillander

Second: David Beverly

Vote: All in favor

Volunteers were requested to fill the two open Board positions as well as positions on the Fining Committee. David Ray and Bill Stimmel volunteered for the Board and the vote was unanimous to appoint them to the two open positions.

Motion to adjourn the meeting: Phillip Ross

Second: David Beverly

Vote: All in favor

Phillip Ross called the meeting to order at 6:21pm. Board members present were Phillip Ross, David Beverly, Bruce Gillander, David Ray and Bill Stimmel.

HOA Bylaw Amendment Proposals: The process for amending the Bylaws was explained and proposed amendments were discussed including changing the minimum number of Directors, changing the methods of noticing a meeting, reducing the quorum requirement and removing the section allowing action by Directors without a meeting.

Motion to approve an amendment to the Bylaws changing Article IV, Section 1 to ...no less than three Directors but preferably 5, 7 or 9: David Ray

Second: Bruce Gillander

Vote: All in favor

Motion to approve an amendment to the Bylaws changing Article III, Section 3 to ... mailed, delivered or electronically transmitted to each Member no less than 14 days before such meeting: Bruce Gillander

Second: David Beverly

Vote: All in favor

Motion to approve an amendment to the Bylaws changing Article III, Section 4 to lower the quorum requirement to 30% to be in line with FL Statutes: David Beverly
Second: Bruce Gillander
Vote: All in favor

Motion to approve an amendment to the Bylaws eliminating Article IV, Section 5: Bruce Gillander
Second: David Beverly
Vote: All in favor

Old Business: New street signs were installed, the broken streetlight was repaired, the fallen tree was cut back, the street was patched and the sidewalk was repaired. The stop light at Thomasville Road & Chancellorsville was requested and the request was turned over to FDOT. A request for a curb repair was submitted and was to be addressed when construction was completed. The Board was able to collect 88% of resident's emails and one violation letter was issued.

Residents FYI: The information available on the website (myhomeowners.net) was highlighted and the Board planned additional ways to communicate including email blasts, signs at the entrances and a Facebook page.

Formation of Master Residential Association: The makeup of the MRA was explained.

HOA Budget and Dues: The income and expenses were discussed and a comparison to previous years was done. The lawn mowing areas were detailed which included Chancellorsville, the holding pond by Chile's and the west side of Roanoke. Unusual expenses were discussed including an irrigation leak at the roundabout.

Motion to refund the cost of the water leak and bill units 2, 3 & 4 to include documentation of the transfer of funds: Phillip Ross
Second: David Beverly
Vote: All in favor

Options for splitting the HOA fees were discussed and the dues for each unit were listed along with the number of homes. Dissatisfaction with the current agreement for lawn maintenance was expressed due to the higher cost, areas not part of Unit 1 being maintained, empty lots not being mowed and failure to meet the contract requirements.

Motion to solicit bids for lawn maintenance: David Ray
Second: Bruce Gillander
Vote: All in favor

The Board will look at the frequency and extent of mowing and an explanation of the management duties was given. Phillip Ross was thanked for his work.

The Statutes/Ordinances governing vehicles in bike lanes, truck/trailer parking in front of residences, parking on sidewalks and garbage containers were discussed. Proposed HOA restrictions suggested included no overnight street parking, vehicles kept in garages

whenever possible, vehicles allowed in driveways as needed but not blocking sidewalks with an exemption for guests, parties, etc.

The process for changing the Covenants was discussed and included getting approval of 75% of residents and the Board per the current Covenants.

Concluding Remarks: It was reiterated that the lawn maintenance was unacceptable and the agreement would be modified. The fees for 2018 were not being increased. It was suggested that perennials be installed at the entrances instead of annuals. It was requested that the Board look at rebidding the management contract.

Meeting adjourned at 7:47 p.m.