

Bull Run Unit 1 Homeowners' Association, Inc.
Minutes of Annual Board Meeting
November 13, 2018; 6:00 PM

Annual Meeting

The annual meeting of the Bull Run Unit 1 Homeowners' Association, Inc. was held on Tuesday, November 13, 2018 at the Northeast Branch Library, Tallahassee, Florida.

Board members present were Phillip Ross, Dave Ray, David Beverly, Bill Stimmel and Bruce Gillander.

The Annual meeting was called to order at 6:31 PM. No nominations were received. Phil asked all current members if they will remain on the board for the next year. All members agreed. Annual meeting closed at 6:32 PM.

Board Meeting

The Board meeting was called to order at 6:33 PM. Phil Ross read the September 5, 2018 Board minutes. All five prior minutes were approved. Minutes need amending and posting again on the website. Dave Ray made the motion to approve the minutes. David Beverly seconded. It was approved unanimously.

Phil discussed the 2018 accomplishments:

- 1) Hiring a new grounds company - Grass Monkeys that began on March 6th
- 2) Hiring a new managing agent: Total Professional Association Management that began on April 1st
- 3) Refurbishing both monuments
- 4) Trimming the overgrowth along Chancellorsville Road and Roanoke Trail
- 5) Repairing the irrigation system leaks
- 6) Replacing the water meter with a lower cost version
- 7) Legal assessment of BRU1-MRA relationship

Phil recognized and thanked the residents that helped out with the grounds cleaning.

At the end of 2017, BRU1 HOA had \$620.63 in the checking account. There was \$1516.00 past due for grounds maintenance and the reserve fund was -895.37. It is projected that at the end of 2018, BRU1 will have \$11,716.00 in the reserve fund.

2019 Budget & Discussion

There were two responses for the cleanup area along Chancellorsville Drive which included the removal of small trees and undergrowth and removing low hanging limbs and dead limbs/trees along the length of Chancellorsville Drive. Grass Monkeys bid \$2,400 plus costs for the CoT to pick up debris. Keystone Lawn Care bid \$3,000 that would include hauling the debris. Bruce suggested that Keystone do the lawn clean up for \$3000. Dave Ray seconded and it was approved unanimously. Phil suggested that we purchase a lawn trimmer for \$280 as opposed

Approved at 9 Jul 19 BRU1 HOA Board Meeting

to using someone's personal equipment for HOA work. Bruce made a motion to approve the purchase of the lawn trimmer. David Beverly seconded. It was approved unanimously.

2019 Maintenance Assessment

Phil went over the maintenance assessments that covered 2019-2023. The Board has set the 2019 Assessment at \$190 per lot per year with a \$40 rebate for this year only to make the projected end-of-year reserve fund amount fall within Bylaw limits of \$7000-\$10,000.

2019 Late Payment Interest Rate

The current Bylaws limit the annual interest to 12%, but the current CC&Rs limit the annual interest rate to 18% which is equal to the State of Florida annual limit on debts. A motion was made to amend the Bylaws to allow 18% interest rate on past due assessments, seconded, and unanimously approved.

2019 Late Payment Penalty Schedule

Dave made motion to use the proposed late payment penalty schedule. David Beverly seconded, and it was approved unanimously. No penalty will be assessed if paid by January 31st. On February 1st, a \$25 fee will be applied plus 1.388% interest on balance compounded monthly (18% annual rate). On July 1st, if account remains unpaid, we will turn it over to Anderson for collections.

New Business

A resident may request two trees from the City of Tallahassee on a first come first served basis to then be planted by the city. This would be helpful especially for the residents that lost trees due to Hurricane Michael. We need residents along Chancellorsville to reserve trees to replace the 10-12 lost.

Phil would like to pursue suing the HOA Mgmt. Inc. for the water that BRU1 paid for for 3 years for Units 2, 3, and 4 and for grounds maintenance for the past 5 years for Units 2, 3, and 4. Bruce made motion to first take evidence to the attorney, and then proceed per his recommendation. Dave seconded. Bill Stimmel stated it was a good idea, supports pursuing this as it is the board's duty to protect the HOA. Approved unanimously.

Mrs. Ray expressed her appreciation for all the Boards efforts.

Dave made a motion to adjourn the meeting at 7:39 PM. It was seconded by David and approved unanimously.