

Bull Run Unit 1 HOA Board & Member Meeting Minutes
5 Sep 19

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The meeting was held at Good Shepherd Catholic Church located at 4665 Thomasville Road, Tallahassee, FL 32312

Phillip Ross called the meeting to order at 7:00 pm.

Board members present were:

- Phil Ross, Director President
- Leslie Fearington, Director
- Bruce Gillander, Director
- Dave Ray, Director
- Bill Stimmel, Director

Board Meeting Purpose: Unjust Enrichment Case of BRU1 vs BRU 2, 3, & 4

Phil prefaced the meeting by stating that he and the Board did not want to be here this evening, were not happy to be here this evening, but needed to be here to exercise their financial responsibilities to the HOA and its members. As the presentation will show, there have been several opportunities for the units involved to come to some agreement; however, there have not been any positive outcomes from the previous communications to date.

All homeowners in unit 1 were noticed and invited to attend this meeting. In addition, the presidents of Bull Run Homeowner Units 2, 3 and 4 were invited including staff from the Home Owners Association Management, Inc. (Marie Eddy); none of these parties attended this meeting.

Phil went over the agenda including the background for tonight's meeting explaining why we are here, and the basis for legal action against other Bull Run Units 2, 3 and 4 and the potential costs involved in pursuing reimbursement. His presentation material was previously provided to the parties mentioned in the previous paragraph.

In order to proceed with legal action according the Covenants, there must be at least 75% of the residents in favor of such action. Proxies were obtained from 66 of the 78 residents in BRU1. Of the 66 residents, 65 voted in favor of the legal action and 1 voted against. Sixty-five (65) out of 78 residents is equal to 83.3% which surpasses the 75% requirement and represents a substantial majority of residents in favor of legal action.

A motion to approve legal action against BRU 2, 3, & 4 to recover funds spent on utilities and lawn maintenance at the Chancellorsville roundabout for the previous 4 years was made by Phil Ross. The motion was seconded by Bruce Gillander. The motion was unanimously passed

Other business: The Board approved a request to remove a tree growing in the "common area" and split the cost (50/50) with the adjacent homeowner at 5729 Roanoke Trail. ArborPro's estimate #4137 for removal of the oak in question was \$550 making BRU1's commitment \$275. A motion made by Bruce Gillander and seconded by Dave Ray. The motion was unanimously passed. The homeowner will also pay the total cost of the "stump" removal, if they desire.

Meeting adjourned at 7:39 pm after motion, seconding, and unanimous approval.

Minutes were approved at the 14 Nov 19 Meeting