

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON JANUARY 14, 2025**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on January 14, 2025. The following persons were in attendance:

BOARD OF DIRECTORS

Rosie Rivera, President
Patricia Warner, Vice President
Jill Driver, Director at Large

Stephanie White, Director at Large
Alyssa Shirk, Treasurer

OTHERS

Shireen Ambush, Abaris Realty
Mark Moorman, Abaris Realty
Brianna Frank, Abaris Realty

Kaitlyn Ambush, Abaris Realty

REGULAR SESSION

CALL TO ORDER

Rosie Rivera called the Regular Session to order at 7:01 p.m.

UPDATE FROM BOARD PRESIDENT

Rosie Rivera noted that the Board recently agreed to change banking advisors, while keeping the current CDs with AXM, as well as the timeline for the pedestrian bridge repair project has been received, and the Board is not pleased with the proposed timeline. Abaris will arrange a ZOOM call with CSG Engineering and the Board to discuss, and better understand, the proposed timeline for the entire project. Rosie also noted that the Board agreed to table the pool upgrade proposals and sign proposal for the basketball court, with changes in the times of operation for the basketball court.

HOMEOWNER FORUM

Mike Brown noted that Cheryl Brownell confirmed previously that the bridges are not on HOA property. Mike Brown inquired when the December 2024 Financial Statements will be released to owners for review and noted that the delinquencies have increased by about \$30k over the last few months. Mike also commented on the recent hire of an additional onsite staff and inquired when the new hire started.

Nakia Hixon-Sample inquired about the snow removal protocols throughout the community.

Dave K noted that he was not let back into the December 2024 Board Meeting for almost 20 minutes.

Tomoka complimented the great Christmas lights and decoration displayed this year.

BOARD RESPONSE

Mark Moorman responded to Mike Brown and confirmed that the pedestrian bridges are on HOA property.

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Mark Moorman responded to Nakia Hixon-Sample and confirmed that the snow removal in the single-family home portions of the community are the County’s responsibility to have cleared, and the townhomes are cleared by SBC Landscapes. Any street signs that are green are County responsibility, and any signs that are blue are the HOAs responsibility.

BOARD MEETING AGENDA APPROVAL

The Board unanimously voted to approve the agenda as amended.

MINUTES

Jill Driver made a motion to approve the minutes from the December 10, 2024, Board Meeting as distributed. The motion was seconded by Patricia Warner and carried unanimously.

FINANCIAL REPORT

Alyssa Shirk provided the financial report as follows:

This Treasurer’s Report is based on the financial statement issued by Abaris Real Estate Management for the period ending November 30, 2024.

- 1) Total cash on hand \$3,417,924
- 2) As of November 30, 2024, the HOA has a year-to-date net income of \$96,912
- 3) Total year-to-date revenue \$1,696,895
- 4) Total year-to-date operating expenses \$1,599,983
- 5) Total disbursements \$110,691
- 6) Total outstanding delinquencies \$232,041 (current owners of \$214,711 and prior owners of \$17,330)
- 7) Total outstanding delinquencies rate: 14.72%/243 homes
- 8) Delinquency more than 30 days: \$215,706 or 13.68%; 181 homes
- 9) Delinquency more than 60 days: \$196,390 or 12.45%; 161 homes
- 10) Total reserve expenditures year-to-date is \$165,828

COMMITTEE REPORTS

Design Review Committee (DRC)

Patricia Warner noted that the DRC met and approved 4 applications.

Social Committee

Rosie Rivera commented that the Committee met on January 9, 2025, and are working to plan more events. The next meeting is scheduled for January 30, 2025.

Community Garden Committee (CGC)

No report at this time.

MATTERS FOR BOARD DECISION

No items to discuss.

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HOMEOWNER FORUM

Mike Brown inquired how much the snow removal invoices were for the recent snow storms, and what changes/upgrades are being made at the pool.

S. Staples inquired how the delinquencies can be reduced and whether the HOA has a Collection’s attorney.

Dave K commented that cars continue to park along the street with “No Parking Signs” during snow events.

BOARD RESPONSE TO HOMEOWNER FORUM

Shireen Ambush confirmed that the snow removal invoices have not yet been received.

Mark Moorman confirmed that a proposal was received from High Sierra Pools to install an upgraded auto-chemical feeder and pool cleaner, which was tabled at this time by the Board.

Alyssa Shirk responded that the HOA does have a Collections Attorney, who files liens and follows up on delinquent accounts every 30 days.

NEXT MEETING – Tuesday, February 11, 2025, at 7:00 p.m.

ADJOURNMENT

Rosie Rivera made a motion to adjourn the regular meeting and go into Executive Session for the purpose of discussing individual owner accounts at 7:43 p.m.

SIGNATURE

DATE