

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE  
7:00 P.M. ON MARCH 11, 2025**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on March 11, 2025. The following persons were in attendance:

**BOARD OF DIRECTORS**

Rosie Rivera, President

Alyssa Shirk, Treasurer

Jill Driver, Director at Large

Stephanie White, Director at Large

**OTHERS**

Shireen Ambush, Abaris Realty

Kaitlyn Ambush, Abaris Realty

Mark Moorman, Abaris Realty

Brianna Frank, Abaris Realty

**REGULAR SESSION**

**CALL TO ORDER**

Rosie Rivera called the Regular Session to order at 7:00 p.m.

Rosie Rivera made a brief statement providing an update on the pedestrian bridge project.

**HOMEOWNER FORUM**

Dave K thanked the Board for their work contributing to the Pedestrian Bridges, and for removing the vending machines from the clubhouse. Dave inquired if the Board would consider returning to in-person meetings in the future.

Mike Brown echoed Dave's comments. Mike expressed concerns that the delinquency rate is increasing each month and noted that the replacement hot water heater is not included in the reserve study. He then inquired how old the current hot water heater is and requested confirmation that the sinkhole and drainage work was completed.

Tomoka Holmes reported that people have been seen climbing over the tennis court gates, or using a screwdriver to pick the gate lock, to enter into the tennis courts.

**BOARD RESPONSE**

Mark Moorman responded to Mike Brown that the current hot water heater tank is 14 years old, and that the sinkhole and drainage work is completed.

**BOARD MEETING AGENDA APPROVAL**

The Board unanimously voted to approve the agenda as distributed.

**MINUTES**

Jill Driver made a motion to approve the minutes from the February 11, 2025, Board Meeting as distributed. The motion was seconded by Alyssa Shirk and carried unanimously.

**FINANCIAL REPORT**

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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 January 31, 2025.

- 1) Total cash on hand \$3,477,347
- 2) As of December 31, 2024, the HOA has a year-to-date net income of \$133,950
- 3) Total year-to-date revenue \$1,854,086
- 4) Total year-to-date operating expenses \$1,720,086
- 5) Total disbursements \$136,098
- 6) Total outstanding delinquencies \$245,210 (current owners of \$227,683 and prior owners of \$17,527)
- 7) Total outstanding delinquencies rate: 15.55%/ 248 homes
- 8) Delinquency more than 30 days: \$222,778 or 14.13%; 197 homes
- 9) Delinquency more than 60 days: \$211,755 or 13.43%; 170 homes
- 10) Total reserve expenditures year-to-date is \$169,539

The Board agreed to table the Write-Off Discussion at this time.

### **COMMITTEE REPORTS**

#### **Design Review Committee (DRC)**

Mark Moorman reported, in Patricia Warner's absence, that the DRC met and approved 3 applications.

Mark Moorman also stated that the DRC would like to remind all owners that applications are only reviewed by the DRC when the complete application is submitted. The DRC has 21 days to review the application, and 15 days to respond back to the owner. All owners must allow 30 days, minimum, for all DRC applications to be reviewed and responded to.

#### **Social Committee**

Rosie Rivera reported that the next social event will be the Community Yard Sale on April 26, 2025, in conjunction with other surrounding communities, and the Pool Opening Party is to follow in May. The next Social Committee meeting will be held on March 27, 2025.

#### **Community Garden Committee (CGC)**

Alyssa Shirk noted that the Garden Committee is looking for a new Chairperson following Michael Warner's resignation. Jill Driver expressed that her daughter has an interest in volunteering for the position and will contact the Garden Committee and Mark Moorman directly.

### **TANYARD PARK UPDATE**

Mike Brown reported that the stump clean up is completed, and now more of the construction work has begun with the installation of bioswales at this time.

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**MATTERS FOR BOARD DECISION**

1. Remote Monitoring Chemical Controller and Robotic Pool Cleaner Proposals –  
The Board discussed the revised proposal received from High Sierra Pools for the Remote Monitoring Chemical Controller, and the proposal from
  
2. Summer and Fall Flowers –  
The Board discussed the proposal from SBC for the Summer and Fall flowers and color selections. After discussion, the Board unanimously agreed to have SBC install Begonias in the Summer, and Pansies in the Fall.
  
3. Entrance Monument Bids –  
Mark Moorman and Brianna Franks confirmed that RFPs have been issued to several signage and masonry companies for a new entrance monument brick wall. We hope to have the bids by the March Meeting.
  
4. Pedestrian Bridge Project Update –  
Shireen Ambush confirmed that RFPs have been issued by CSG, along with the project manual, and the bids are due before the March Board Meeting. Shireen also noted that CSG anticipates the work to begin in the Summer and be completed by Fall 2025.
  
5. Clubhouse Gym Door –  
The Board discussed the reports received regarding the gym door being propped open, and agreed to have Abaris obtain pricing to install a door alarm for the clubhouse doors, so that when held open, the alarms will sound off.

**HOMEOWNER FORUM**

Dave K thanked the Board for their hard work!

Mike Brown inquired who confirmed that the Pedestrian Bridges are not County responsibility.

**BOARD RESPONSE TO HOMEOWNER FORUM**

Shireen Ambush confirmed that Mark Moorman will share again the point of contact of the person who confirmed the Pedestrian Bridges are not County responsibility with Mike Brown.

**NEXT MEETING** – Tuesday, March 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 7:44 p.m.

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**SIGNATURE**

**DATE**

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**Summary of Board Actions**

1. The Board approved the January 14, 2025, Board Meeting Minutes.
2. The Board approved the 2025 Member Splash Annual Renewal Fee of \$2,000.
3. The Board agreed on the following flower selection: Begonias for Summer, and Pansies for Fall.
4. The Board requested pricing from Abaris for the installation of Clubhouse and Gym Door Alarms.

# Tanyard Springs HOA Financial Summary Report February 2025

This Financial Summary Report is based on the financial statement issued by Abaris Real Estate Management for the period ending **February 28, 2025**.

- 1) Total cash on hand \$3,561,553
- 2) As of February 28, the HOA has a year-to-date net loss of \$247,744.
- 3) Total year-to-date revenue \$305,272
- 4) Total year-to-date operating expenses \$553,016
- 5) Total disbursements \$231,646
- 6) Total outstanding delinquencies \$248,980 (current owners of \$231,450 and prior owners of \$17,530)
- 7) Total outstanding delinquencies rate: 15.8%/270 homes
- 8) Delinquency more than 30 days: \$222,695 or 14.12%; 218 homes
- 9) Delinquency more than 60 days: \$209,655 or 13.30%; 195 homes
- 10) Total reserve expenditures year-to-date is \$44,531

Charge	Balance
Clubhouse Rental (11)	\$4,468.00
Fob Access Card (8)	\$184.11
Garden Plot (1)	\$50.00
Homeowner Association Fee (145)	\$98,763.35
Late Fee (185)	\$24,078.58
Legal Admin Fee (123)	\$15,532.14
Legal Fee (73)	\$77,888.69
Miscellaneous Fee (37)	\$7,443.25
NSF Fee (31)	\$1,392.18
P&P Reimb. (Do not use) (23)	\$109.09
Payment Processing Fee (5)	\$296.76
Pool Guest User (1)	\$10.10
Postage & Printing Reimbursement (153)	\$811.70
Recreation Fee (66 Homes) (1)	\$1,914.00
Townhouse Fee (134)	\$13,491.48
Homeowner Association Fee (Bankruptcy) (1)	\$1,190.00
Late Fee (Bankruptcy) (1)	\$315.00
Legal Admin Fee (Bankruptcy) (1)	\$210.00
Legal Fee (Bankruptcy) (1)	\$622.57
P&P Reimb. (Do not use) (Bankruptcy) (1)	\$2.13
Postage & Printing Reimbursement (Bankruptcy) (1)	\$11.71
Townhouse Fee (Bankruptcy) (1)	\$195.00
<b>Total</b>	<b>\$248,979.84</b>

