

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON DECEMBER 11, 2018**

The Board of Directors of the Tanyard Springs Homeowners Association met on December 11, 2018. The following persons were in attendance:

**BOARD OF DIRECTORS**

Jayla Walters, President  
Jason Hnat, Secretary  
Tom Balsamo, Director

Tim Swigert, Vice President  
Michael Brown, Treasurer

**OTHERS**

Tamru Demsash, Community Manager CMC  
Sheriff Bah, Portfolio Manager, CMC

Recording Secretary, just a MINUTE!  
Nancy Puckett, Assistant Manager, CMC

**STATEMENT OF EXECUTIVE SESSION**

The Board opened Executive Session at 6:42 p.m. at the November 13, 2018, Board of Directors Meeting to address homeowner requests and issues with delinquent accounts.

**REGULAR SESSION**

**HOMEOWNERS PRESENT** – Refer to sign in sheet.

**CALL TO ORDER**

Jayla Walters called the Regular Session to order at 7:08 p.m.

**AGENDA**

Jayla Walters made a motion to approve Agenda as presented. Thomas Balsamo seconded, motion passed.

**MINUTES**

Jayla Walters made a motion to approve Minutes of the Regular Session on November 13, 2018. Michael Brown seconded, motion passed.

**OPEN FORUM**

Topics discussed:

- Michael Brown informed homeowners that all information from the official Tanyard Springs website will be transferred TownSq.
- Homeowner informed that landscaping company cleans litter in common areas.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON DECEMBER 11, 2018**

**COMMITTEE REPORTS**

**COMMUNICATIONS COMMITTEE**

David Gurule reported:

- Information from the official Tanyard Springs website will be transferred TownSq.
- This website is provided by CMC at no cost to homeowners.
- Homeowner requests, reserving the club house, and pool applications can be accessed on TownSq. Additional items can be accessed and created as needed.
- This will be the only method for accessing Board members.

**DESIGN REVIEW COMMITTEE**

Michael Brown reported:

- A total of 96 applications have been reviewed for 2018.
- The number of incomplete applications has increased. All documents must accompany applications for review.
- Once an application has been submitted the average response time is 10.3 days.

**FINANCE COMMITTEE**

Jason Hnat reported:

- The 2019 Budget has been sent to Management.

**MANAGEMENT COMPANY RESEARCH COMMITTEE**

Residents are encouraged to join this committee, which currently has no members.

**RECREATION COMMITTEE**

Michael Brown reported:

- Last month's meeting was cancelled.
- The pool and recreation areas will be improved next year.

**RULES AND REGULATIONS COMMITTEE**

Ad hoc Committee – No report.

**SOCIAL COMMITTEE**

Committee member reported:

- The survey was sent to homeowners.
- The holiday tree lighting was a success.
- New Year's Eve party is scheduled on December 31, 2018 and will be the last event of the year.
- Board members and Management were thanked for support.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON DECEMBER 11, 2018**

**PARKING AND TRAFFIC COMMITTEE**

Committee member reported:

- The parking issue is primarily with the county.
- The goal is to meet with City Council members before the end of 2018.
- Homeowners were encouraged to attend County Council meetings.
- Jayla Walters thanked homeowners who serve on the committee.

**MANAGEMENT REPORT**

Management reported:

- A total of five vehicles were towed over the last three weeks.
- NCR will try to perform towing at night to avoid any confrontation with residents.
- Rumble strips were suggested by the county to be installed on Tanyard Springs Lane.
- The garden shed is currently being utilized for storage.
- The Vegetation Maintenance Plan was submitted and approved.
- Lennar completed the installation of an ADA required sidewalk ramp on Briargrove Lane.
- Lennar has finally agreed to perform required maintenance concerning bioswales on Lot 1A.
- Reached out to resident who wanted to provide a proposal for Sprint Data plan and nothing has been received to date. As such, we will move forward with Verizon.

**TREASURER' S REPORT**

Michael Brown presented the treasury report for September 2018.

Operating Accounts	\$1,367,069.60
Delinquent Accounts (116)	\$ 98,181.34
Total Accrued Reserves	\$1,073,281.99
Unappropriated Owner's Equity	\$1,310,252.50

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
7 P.M. ON DECEMBER 11, 2018**

**MATTERS OF BOARD DECISION**

**ACTION 1. RATIFICATION OF EMAIL VOTE TO APPROVE NEW COMMITTEE MEMBER**

I move to ratify the Board’s decision to approve Cris Martin to the Communications Committee, effective November 29, 2018, on the basis it is understood that Board and Committee business shall not be discussed on the unofficial Facebook group.

Motioned: Jayla Walters

2<sup>nd</sup> Tim Swigert

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Thomas Balsamo	<b>X</b>			
Michael Brown	<b>X</b>			
Jason Hnat	<b>X</b>			
Tim Swigert	<b>X</b>			
Jayla Walters	<b>X</b>			

**ACTION 2. MOTION TO APPROVE POOL CONTRACT**

I move to approve the High Sierra contract for the amount of \$73,500. The cost will be expensed to GL code #6438 – Pool Management.

Motioned: Michael Brown

2<sup>nd</sup> Thomas Balsamo

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Thomas Balsamo	<b>X</b>			
Michael Brown	<b>X</b>			
Jason Hnat	<b>X</b>			
Tim Swigert	<b>X</b>			
Jayla Walters	<b>X</b>			

**ACTION 3. MOTION TO APPROVE ADDITIONAL CAMERA**

I move to approve AlarmOne’s proposal to install an additional camera outside of the electrical room in order to more easily view the courts. The cost of the proposed work will not exceed \$2,028.11 and will be expensed to GL code # 9930.

Motioned: Jayla Walters

2<sup>nd</sup> Michael Brown

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Thomas Balsamo	<b>X</b>			
Michael Brown	<b>X</b>			
Jason Hnat	<b>X</b>			
Tim Swigert	<b>X</b>			
Jayla Walters	<b>X</b>			

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
7 P.M. ON DECEMBER 11, 2018**

**BOARD AWARENESS/DISCUSSION ITEMS**

**PROPOSED DRAFT BUDGET FOR FY 19**

The proposed 2019 Budget will be mailed to homeowners before the Christmas holiday. The Board’s final vote will take place on January 24, 2019.

**ACTION 1. SECURITY PATROL CONTRACT**

I move to continue with Security Control Service for five days per week until February 1, 2019.

Motioned: Jayla Walters

2<sup>nd</sup> Tim Swigert

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Thomas Balsamo		<b>X</b>		
Michael Brown	<b>X</b>			
Jason Hnat	<b>X</b>			
Tim Swigert		<b>X</b>		
Jayla Walters	<b>X</b>			

**COMPREHENSIVE INSPECTION**

The Board has decided not to move forward with this service.

**OFFICIAL COMMUNICATION CHANNELS**

Michael Brown discouraged homeowners from utilizing Facebook to make complaints. Jayla Walters requested Management to develop an auto-reply response that all communication be directed to TownSq.

**HOA ASSESSMENT PAYMENT METHODS**

Michael Brown informed homeowners that they will be charged a \$15 late fee if their HOA Assessment payment is received on the 16<sup>th</sup> of the month or later.

**SELF HELP CLAUSE**

Jayla Walters informed homeowners that the Board will need to define when the Self-Help Clause will be activated.

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
7 P.M. ON DECEMBER 11, 2018**

**ACTION 2. POOL APPLICATION**

I approve to move forward with Innovative Aquatic Solutions’ application and for it to be expensed from GL code # 6438 – Pool Management.

Motioned: Jayla Walters

2<sup>nd</sup> Thomas Balsamo

<b>Board Member</b>	<b>In Favor</b>	<b>Opposed</b>	<b>Abstain</b>	<b>Absent</b>
Thomas Balsamo	<b>X</b>			
Michael Brown	<b>X</b>			
Jason Hnat	<b>X</b>			
Tim Swigert	<b>X</b>			
Jayla Walters	<b>X</b>			

**ACTION ITEMS**

Management will follow-up on specific items.

**OPEN FORUM**

Items Discussed:

- The procedure for becoming a Board member.
- A walking trail behind the point that is dark.
- Concerns of reckless driving in the community.
- Management will follow up on if rumble strips will be installed horizontally or vertically.
- Homeowner advised the Board not to get rid of Facebook.
- Homeowners were encouraged to talk to their neighbors to resolve parking issues.
- Management will address a car parked in the community for the past two to three months.
- Additional dog stations are needed in Warfield area.

**NEXT MEETING:** JANUARY 8, 2019

**ADJOURNMENT**

Jayla Walters made a motion to adjourn the Regular Session at 9:15 p.m. Michael Brown seconded, motion passed.

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**