

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON OCTOBER 9, 2018

The Board of Directors of the Tanyard Springs Homeowners Association met on October 9, 2018. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President
Jason Hnat, Secretary (absent)
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

An Executive Session was not held on September 11, 2018.

REGULAR SESSION

HOMEOWNERS PRESENT – 11

CALL TO ORDER

Jayla Walters called the Regular Session to order at 7:02 p.m.

AGENDA

Jayla Walters made a motion to approve Agenda as amended. Michael Brown seconded, motion passed.

MINUTES

Jayla Walters made a motion to approve Minutes of the Regular Session on September 11, 2018. Michael Brown seconded, motion passed.

GUEST SPEAKER

None.

OPEN FORUM

Topics discussed:

- McKenzie property is not on the market and residents are encouraged to contact Lennar or the county for further details.
- Live streaming is not occurring at tonight's meeting.
- The new trash cans are on order.

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COMMITTEE REPORTS

RECREATION COMMITTEE

- The next meeting is scheduled on October 24, 2018 at 7 p.m. Up for discussion will be the pool and the basketball and tennis courts.

COMMUNICATIONS COMMITTEE

Michael Brown reported:

- This committee continues to be a committee of one and residents are encouraged to submit items for the newsletter ASAP.
- Residents are encouraged to join this committee which currently has no members.

DESIGN REVIEW COMMITTEE

- To date, 84 applications have been submitted.
- The next meeting is scheduled in three weeks.
- Residents are encouraged to join this committee which currently has no members.

FINANCE COMMITTEE

- The draft of the 2019 Budget has been presented to the Board.
- Two homeowners currently serve on this committee.
- There will be a 30-day period for homeowners to review the budget.
- Residents are encouraged to join this committee which currently has no members.

MANAGEMENT COMPANY RESEARCH COMMITTEE

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

NEIGHBORHOOD WATCH COMMITTEE

Ad hoc Committee – No report.

Jayla Walters shared that the attorney recommends not to have a neighborhood watch because it can be perceived as a police zone.

RECREATION COMMITTEE

This committee will be oversee the basketball and tennis courts, pools and playgrounds. Currently there is no membership participation. Residents are encouraged to join.

RULES AND REGULATIONS COMMITTEE

Ad hoc Committee – No report.

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SOCIAL COMMITTEE

Jayla Walters reported:

- The 9/28/18 Octoberfest had the best turn resident out. Gino's food truck was exceptional.
- This committee only used half of the budget allocated for their activities.
- The next Movie Night is scheduled for March 9, 2019.
- Committee members Jayla Walters and Sally Rejas will visit all new homeowners on Sunday.
- Trunk or Treat Halloween parade will start at noon.
- Cigar Night is scheduled for October 17, 2018.
- Ladies Night Out is scheduled for November 10, 2018.
- Holiday Party Martini & Mistletoe is scheduled for December 1, 2018.
- Holiday Tree Lighting by the clubhouse is schedule for December 6, 2018.
- Breakfast with Santa and 5K Jingle Run is scheduled for December 8, 2018.
- New Year's Eve party is scheduled for December 31, 2018.

PARKING AND TRAFFIC COMMITTEE

Tim Swigert reported the items discussed at August 8, 2018 meeting:

- 15 to 20 parking spots have been created in Section D and a diagram of The Point will be presented to the Board.
- Michael Brown shared that individuals who park their vehicles on county roads will be fined and not towed.
- Resident shared individuals are parking in the Fire Lane.
- Diagrams of the Lofts at The Point were discussed.
- The next meeting date will be posted on official Facebook and eBlast.

MANAGEMENT REPORT

Management reported:

- Letters submitted waiting on documents to decide the pathway extension to the solid road.
- The Lennar walk through of Section D and Oak Pointe is scheduled on October 10, 2018.
- The new GL account has been submitted.
- An additional plat has been added to Section D.
- The Board requested a county analysis of crosswalks and school crossings in the community.
- There are small bio-swells in the community. Lennar's inspectors claim they are out of compliance and estimated cost of repairs is \$6-\$8K. Lennar claims that they addressed this concern. The Board is awaiting the outcome of the inspection.
- The electric costs will be reviewed to determine cost effectiveness.

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TREASURER'S REPORT

Michael Brown presented the treasury report for August 2018.

Operating Accounts	\$1,281,355.50
Delinquent Accounts (101)	\$ 71,688.30
Total Accrued Reserves	\$1,036,624.99
Unappropriated Owner's Equity	\$1,178,382.80

MATTERS OF BOARD DECISION

ACTION 1. MOTION TO APPROVE NEW COMMITTEE MEMBER

I move to approve Kenneth DeGrunchy to the Recreational Committee, effective October 9, 2018, on the basis it is understood that Board and Committee business shall not be discussed on the unofficial Facebook group.

Motioned: Michael Brown

2nd Jayla Walters

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

ACTION 2. MOTION TO APPROVE SNOW REMOVAL CONTRACT

I motion to approve the annual snow removal contract with Atlantic Maintenance Group for contract term effective October 9, 2018 through April 1, 2019.

Motioned: Jayla Walters

2nd Michael Brown

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

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ACTION 3. MOTION TO APPROVE POOL CONTRACT

TABLED

Motioned: 2nd

Board Member	In Favor	Opposed	Abstain	Absent
Thomas Balsamo				
Michael Brown				
Jason Hnat				
Tim Swigert				
Jayla Walters				

ACTION 4. MOTION TO APPROVE COMPREHENSIVE ARCHITECTURAL INSPECTION PROPOSAL

TABLED

Motioned: 2nd

Board Member	In Favor	Opposed	Abstain	Absent
Thomas Balsamo				
Michael Brown				
Jason Hnat				
Tim Swigert				
Jayla Walters				

ACTION 5. MOTION TO APPROVE RESURFACING BASKETBALL AND TENNIS COURTS

TABLED

Motioned: 2nd

Board Member	In Favor	Opposed	Abstain	Absent
Thomas Balsamo				
Michael Brown				
Jason Hnat				
Tim Swigert				
Jayla Walters				

BOARD AWARENESS/DISCUSSION ITEMS

TOWNSq

Town Square is a new cellular phone application owned by CMC. Homeowners can pay monthly assessments. It is very user friendly. Michael Brown requested a cost for utilizing this app by the next Board meeting.

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SECURITY PATROL CONTRACT

The Security Alert month to month contract will be reviewed and e-voted by the Board. Management will review the reports with the security contractor. Michael Brown encouraged the Board to consider another security company.

FINES AND SELF-HELP CLAUSE

Effective immediately the Board has decided to utilize the Self-Help Clause Section 16.2 p. 44-45 for homeowners who are not maintaining their property and have obtained their third violation in six weeks. Homeowners lawns will be cut and all costs will be applied to homeowners' accounts. This information will be posted on the official Facebook website and eBlast to homeowners.

Effective October 10, 2018, Management will place bright yellow stickers on the doors of homeowners who violate fines. This information will be posted on the official Facebook website and eBlast to homeowners.

UPDATE ON COUNTY ROADS/CROSSWALK REQUEST

The Board requested a county analysis of crosswalks and school crossings in the community.

NEW POOL OPERATIONS PROCEDURE

The Board discussed the Cell Badge Pool Access Solution, an online platform that manages pool patron's access to the pool. Management will send the demo link to Board members and this information will be shared with the Recreation Committee.

FORMAT OF THE AGENDA

Effective January 1, 2019, the Open Forum will be at the end of the Board meeting.

BUDGET

The 2019 Proposed Budget will be sent to Board members. Jason Hnat will be contacted for input from the Finance Committee. All questions will be forwarded to Michael Brown.

TOWING

The towing document provided by Michael Brown will be reviewed by Management and feedback reported to the Board.

ACTION ITEMS

Management will follow-up on specific items.

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OPEN FORUM

Items Discussed:

- Homeowner shared concerns of her driveway being blocked.
- Homeowner requested that the Board remind residents that they are responsible for the sidewalk in front of their house. This information will be placed in the newsletter.
- Homeowners were informed the need for security patrol in the community.
- A homeowner was encouraged to join the Recreation Committee to share ideas.

NEXT MEETING: NOVEMBER 13, 2018

ADJOURNMENT

Jayla Walters made a motion to adjourn the Regular Session at 9:11 p.m. Michael Brown seconded, motion passed.



SIGNATURE



DATE