

TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON OCTOBER 10, 2017

The Board of Directors of the Tanyard Springs Homeowners Association met on October 10, 2017 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President
Michael Brown, Treasurer
Tom Balsamo, Director

Brian Turrell, Vice President (absent)
Jason Hnat, Secretary

OTHERS

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

Recording Secretary, just a MINUTE!

STATEMENT OF EXECUTIVE SESSION

Members opened Executive Session at 9:02 p.m. at the September 12, 2017 Board of Directors Meeting to discuss violations and delinquency matters.

REGULAR SESSION

CALL TO ORDER

Jayla Walters called the Regular Session meeting to order at 7:00 p.m.

AGENDA

Jayla Walters made a motion to approve the Agenda. Thomas Balsamo seconded, all in favor, motion passed.

MINUTES

Jayla Walters made a motion to amend Minutes of the September 12, 2017, Regular Session. Michael Brown seconded, motion passed.

OPEN FORUM

C: There will be a Town Hall meeting on Thursday October 12, 2017, the Police Department from the Northern district have been invited topics such as the basketball court, parking, and trespassing will be discussed.

Q: Homeowner – is there a possibility that the County Executive will attend.

A: Jayla Walters – yes, but this meeting will have a specific focus of basketball and parking.

C: Homeowner – the sign for the hours of the basketball court is up, and they are still out there hollering and cursing.

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- C: Homeowner – a car has been parked and has not moved.
A: Homeowner – the car is a Rav 4, the rear end is smashed and the windows are broken. Management will follow through.
- Q: Homeowner – when will Section D be completed.
A: Jayla Walters – the end of the year or the first quarter of 2018.
- Q: Homeowner – when will the streets be paved.
A: Tamru Demsash – three months to a year.
- Q: Homeowner – will the hours increase for maintenance men.
A: Jayla Walters – that is up to the Board to make that decision.
A: Tamru Demsash – the maintenance man comes every other week, an additional day has been added on specific Mondays.
- Q: Homeowner – will Lennar buy more land.
A: Jayla Walters – Lennar will have to ask the Board if they want to build.
- C: Michael Brown – please email concerns to the Board and not to committees, only the Board or Management are authorized to address concerns.
- C: Michael Brown – encouraged residents to help with the budget. Jayla Walters asked residents with finance background, or those interested in working on the budget to please assist with budget.

COMMITTEE REPORTS

COMMUNICATIONS COMMITTEE – Michael Brown reported the newsletter has been sent to residents. There was a meeting last Thursday 10/5/17, and the Social Committee was very helpful in reviewing the newsletter. The goal is to release the newsletter the second month of the quarter. Residents are encouraged to join this committee.

DESIGN REVIEW COMMITTEE – No meeting held during October 2017, the next meeting is scheduled on the first Tuesday of November – 11/2/17. Committee members review approximately six applications per month, and are planning a walk through the community.

NEIGHBORHOOD WATCH COMMITTEE – Ad hoc committee no report at this time.

RULES AND REGULATIONS COMMITTEE – Ad hoc committee no report at this time.

SOCIAL COMMITTEE – Movie night was a success and will plan for this event next year.

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Homeowners expressed an interest in having an adult movie night. This event and others will be discussed at the 2018 planning meeting on Sunday October 15, 2017.

There are four events coming up:

- Halloween Parade 10/29/17 hot dogs will be served, Trunks or Treats volunteers are need for this event
- Holiday Party 12/1/17
- Breakfast with Santa 12/9/17 - RSVP on Facebook.
- House Decorating Contest, the rules will be given to Jayla for review.

TRAFFIC COMMITTEE – Not discussed.

MANAGEMENT REPORT

Tamru Demsash:

- The speeding study has been postponed due to a malfunction of one of their machines. The study will resume after this machine has been repaired.
 - No Parking signs have been installed on Heritage Crossing.
 - There are two dead trees near 7014 Danfield Court that will cost \$700 per tree. If both trees are removed on the same day, we can save money.
 - The ice maker is out of order, will purchase a new one.
 - Sections D-1 and D-2 still under development, just completed the walkthrough with the Developer. Parking violations cannot begin until street signs are installed. The Developer will install signs over the next 3-4 weeks.
- C: Jayla Walters – Becht Engineering will make an assessment of improvements that are due for the Reserve Study.
- C: Tamru Demsash – recommends that the Reserve Study include existing and new areas.
- C: Jayla Walters – attorney recommends to have the inspection since we are currently under litigation.
- C: Michael Brown – recommends to obtain a quote to conduct a full and partial inspection

TREASURER'S REPORT

Michael Brown presented the treasury report for August 2017:

Operating Accounts	\$205,510.46
Delinquent Accounts (140)	\$ 55,108.61
Total accrued Reserves	\$843,603.78
Unappropriated Owner's Equity	(\$152,119.26)

The Association has a delinquency rate of 4.0%.

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C: Jayla Walters – look for a venue for streaming. Board members are looking for a better way to reach out to the community.

Q: Homeowner – do we have minutes for these meetings.

A: Jayla Walters – yes.

ACTION ITEMS

Tamru Demsash will follow up.

OPEN FORUM

C: Homeowner – Community patrol officers do not have the authority to resolve issues.

C: Homeowner – patrol officers never confront anyone they call the police or towing company.

C: Homeowner – thanked the Board for their hard work servicing 3K residents. Patrol officers could provide peace of mind for Board members because they can be the eyes and ears of the community.

Q: Michael Brown – we received a letter from county about laws regarding predatory towing.

A: Jayla Walters – we have received the brunt of this law, the police are trying to come up with a solution for us and other communities.

Q: Homeowner – do not like solicitors, the police told him solicitor's signs are meaningless.

A: Michael Brown – if solicitors leave something on your door it is legal, if they knock on your door to talk to you it is illegal, and these laws are enforceable.

C: Homeowner – my husband is a police officer and when he comes home at 11:30 p.m. there is no parking. He has to park his police car on the street.

A: Jayla Walters – the county counts garages and driveways as parking spaces.

Q: Homeowner – I cannot park in my driveway after No Parking signs are installed on my street.

A: Michael Brown – correct, when No Parking signs are installed, you cannot park in your driveway.

C: Homeowner: garages are used as storage spaces, and residents are parking in their driveways or on their street.

A: Jayla Walters: garages are for parking, and not for storage multiple cars are taking up parking spaces. Please contact Management as cars can be tagged and towed.

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Michael Brown – if you are reluctant to report remember your name will not be disclosed.

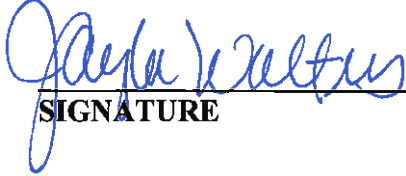
- C: Homeowner: I have no sympathy for anyone with no parking spaces, but do have sympathy for those who are impacted by residents who park illegally.
- C: Jayla Walters – register on website, and send emails and photos to official website and it will go to management and Board members.
- C: Thursday October 12, 2017 7:00 p.m. Town Hall Meeting.

NEXT MEETING: NOVEMBER 14, 2017


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AJOURNMENT

Jayla Walters motioned to adjourn the meeting at 8:20 p.m. Michael Brown seconded, motion passed.



SIGNATURE



DATE