

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON SEPTEMBER 13, 2016**

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, September 13, 2016 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Jayla Walters, President

Gunnar Lindberg, Secretary

Raquel d'Langois, Director

Scott Brownstein, Vice President

Michael Brown, Treasurer

Randy Summers, Community Manager, CMC

Tamru Demsash, Assistant Manager, CMC

Dee Singleton, Portfolio Manager, CMC

Recording Secretary, just a MINUTE!

REGULAR SESSION

STATEMENT OF EXECUTIVE SESSION

On August 9, 2016, the Board met in Executive Session to discuss delinquencies.

CALL TO ORDER

This meeting was called to order at 7:02 p.m. by Jayla Walters.

AGENDA

Gunnar Lindberg made a motion to approve the Agenda as amended. Scott Brownstein seconded, all in favor. No objections, motion passed.

RATIFICATION OF APPOINTMENT

Jayla Walters motioned to ratify the appointment of Raquel d'Langois to the Board of Directors. Scott Brownstein seconded, motion ratified.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			

MINUTES

Jayla Walters made a motion to approve Minutes of the Regular Session on August 9, 2016 as amended. Scott Brownstein seconded, motion passed.

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OPEN FORUM

Homeowner stated that he has filed complaints regarding the noise on the basketball court. Jayla Walters stated that this item is on the agenda and will be addressed during the meeting.

Homeowner inquired about the status of a ball field being constructed. Randy Summers explained that this is a matter for Lennar and it will be a constructed playing field, not a true game field.

Homeowner expressed concern over the speed in the community. Gunnar Lindberg explained that this in an ongoing community effort and the traffic committee could always use more volunteers.

Homeowner stated that grass seed planting over the small area near his home may not be effective. He has discussed mowing issues with Management, but stated that he has yet to see any lawn maintenance company mow the weeds in the area. Management responded to his email complaint by scheduling the HOA landscaper to review area for remedy. The landscaper responded with an email of his analysis which stated not to mow the area, but recommended new soil treatment, w/ aeration and re-seeding with straw or bio-green covering. The email was forwarded to the homeowner and to the Board of Directors. Jayla Walters tasked Management with contacting the lawn maintenance company to discuss mowing and to establish a date of potential reseeding. The Declarant is not done with landscaping in that Section. Board instructed Management to wait for Declarant.

COMMITTEE REPORTS

- A. SOCIAL COMMITTEE** – Halloween and holiday events are on the calendar.
- B. NEIGHBORHOOD WATCH COMMITTEE** – No report at this time.
- C. COMMUNICATIONS COMMITTEE** – Michael Brown stated that the committee is awaiting final approval of the newsletter.
- D. DESIGN REVIEW COMMITTEE** – Applications have been processed. The committee did receive an application requesting a two-day turn around, the committee has asked that the timeframe be cooperative with the volunteers on the committee. Jayla Walters requests that the DRC speak with their Board liaison with any specific issues so that the Board can come to a resolution.
- E. RULES AND REGULATIONS COMMITTEE** – No report at this time.

MANAGEMENT REPORT

Randy Summers presented that the final process for restriping has been completed. Several locations will need to be revisited in order to stripe the areas where vehicles were not moved.

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TREASURER'S REPORT

Michael Brown presented the treasury report for July 2016.

Operating Accounts	\$ 157,548.23
Delinquent Accounts (195)	\$ 67,169.87
Total accrued reserves	\$657,358.78
Unappropriated Owner's Equity	(\$ 192,054.26)

MATTERS FOR BOARD DECISION

ACTION ITEM 1 – Ratification of Votes

Jayla Walters motioned to ratify the Board's August 30th email vote to approve, Atlantic Maintenance Group's to maintain the designated areas of HOA common elements in Section D, with costs not to exceed \$1,520 and expensed to GL Acct# 6110 – Landscape Repair and Maintenance. Michael Brown seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			
Raquel d'Langois	X			

Jayla Walters motioned to ratify the Board's August 16th email vote to approve, Atlantic Maintenance Group's to maintain the designated areas of HOA common elements in Oak Pointe with costs not to exceed \$1,825 and expensed to GL Acct# 6110 – Landscape Repair and Maintenance. Gunnar Lindberg seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			
Raquel d'Langois	X			

Jayla Walters motioned to ratify the Tanyard Springs Board of Directors' email vote of August 10, 2016 to appoint Raquel Rodriguez d'Langlois to the vacant position on the Tanyard Springs Board of Directors by a unanimous Board vote of 4 to 0. Gunnar Lindberg seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			

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Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			
Raquel d'Langois	X			

Jayla Walters motioned to approve the appointment of homeowner Amanda Richards to the Tanyard Springs HOA Social Committee, effective immediately. Raquel d'Langois seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			
Raquel d'Langois	X			

Jayla Walters motioned to ratify the Tanyard Springs Board of Director's August 11, 2016 email vote to start a 60 day trial period if sending R&R violations to the Management corporate offices to help process stated violations, commencing on 8/10/2016 and terminating on 10/10/2016, with projected expenses of \$10 per violation notice during this period, and expensed to GL Acct# 5035 – Architectural. Scott Brownstein seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			
Raquel d'Langois	X			

Jayla Walters motioned to approve the re-edited Administration Resolution #2013-3, Board Code of Conduct language, as indicated per the attached draft of the Code. The edited Code of Conduct will become effective immediately, upon approval by the Tanyard Springs Board of Directors. Scott Brownstein seconded, 4 ayes, 1 nay, motion passed with the understanding that the code can be amended as needed in the future.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg		X		

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Michael Brown	X			
Raquel d'Langois	X			

Jayla Walters motioned to approve the Traffic Committee Charter, as presented by the Tanyard Springs Board of Directors. Scott Brownstein seconded. Jayla Walters rescinded the motion in order to schedule a working meeting to discuss the Charter. The meeting is scheduled for October 6, 2016.

MATTERS FOR BOARD DISCUSSION

DISCUSSION ITEM 1 – Tree Removal Request

Homeowner requests that the Board pay for removal of a tree on their property. The County placed additional trees on the property and these trees were not on the property when the home was purchased. Jayla Walters explained that the homeowner should follow the procedure through the Design Review Committee and speak to the Board liaison.

DISCUSSION ITEM 2 – Verizon Services

Michael Brown stated that the cable boxes in the club house are costly and thought that several go unused. Gunnar Lindberg suggested researching HD antennas for all the televisions. Jayla Walters suggests contacting Verizon regarding other options for television bundles. Michael Brown will research the different options and costs and will present findings to the Board.

DISCUSSION ITEM 3 – Facebook Discussion

Jayla Walters explained that the Tanyard Springs “unofficial” Facebook page is not run by Board members. Jayla Walters motioned to establish an official Board approved Facebook page. Scott Brownstein seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			
Raquel d'Langois	X			

DISCUSSION ITEM 4 – Golf Cart

Randy Summers stated that the previous Board was considering the purchase of a golf cart for the Managing Agent to review r&r and arc violations throughout the Community. If this Board still wanted to pursue this idea, Randy would like to know in advance, as he is currently preparing the draft budget figures for the upcoming fiscal year. Michael Brown inquired about the legality of running a golf cart on the street. Randy Summers stated that Management would review with

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County, if Board was seriously considering this purchase. Scott Brownstein stated that other Communities in the surrounding area, do have golf carts, that they operate on their streets. Gunnar Lindberg explained that golf carts are currently not authorized for homeowners and inquired about where the golf cart would potentially be stored. Gunnar Lindberg stated that due to potential costs for maintenance and storage issues, the Board should consider mileage reimbursement for Management performing HOA related duties in the Community using their personal automobiles over purchasing a golf cart.

DISCUSSION ITEM 5 – Preservation Tree Removal

Management spoke with an arborist regarding trees in the preservation area. According to the arborist, the trees are in a save tree preservation area and have life. The arborist said the trees should not be removed.

DISCUSSION ITEM 6 – Domain Name Transfer

Michael Brown stated that the two domain names is under the control of the Board of Directors.

DISCUSSION ITEM 7 – Social Committee Book Club

The Social Committee has started a book club and will hold a club meeting in the Community club house. The dates for the book club are listed on the community calendar.

DISCUSSION ITEM 8 – Bicycle Rack Purchase

Tamru Demsash presented several options for additional bike racks that cost between \$250-\$500, depending the on size of the rack. The community currently has two bike racks. Gunnar Lindberg stated that the new bike racks should match the color of the existing bike racks. Gunnar Lindberg motioned to purchase a double sided bike rack (20 bikes) not to exceed the cost of \$500 plus shipping and taxes. Scott Brownstein seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			
Raquel d’Langois	X			

DISCUSSION ITEM 9 – Board Provided Language for Generic Response to Waived Fines

Management has requested that the Board consider providing language for generic responses.

DISCUSSION ITEM 10 – Towing Contractor Update

Randy Summers stated that several calls and emails have been placed to the County. The County

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has not responded at this time. The Board stated that until the County responds, private company towing within the community cannot begin. Jayla Walters suggests contacting the County attorney, to discuss the recent letter received regarding towing. Gunnar Lindberg will be the point of contact for this matter.

DISCUSSION ITEM 11 – AMG contract/common area discussion

Michael Brown expressed concern that several areas do not appear to be well maintained. Section B and Section A-common property need to be addressed. Randy Summers explained that in the fall, the common property area gets aerated and reseeded; this process can be sped up, however it would result in costs to the community. Quotes will be obtained for additional soil and seeding treatments outside the current contracted services, in the major problem areas.

DISCUSSION ITEM 12 – Dog Park Discussion

Michael Brown stated that the large front section of the dog part is barren. Gunnar Lindberg explained that in order for the grass to be addressed, the area would need to be closed down temporarily. Options for ground cover could be mulch, sand, grass, rocks or other. Randy Summers will obtain prices for various options and present to the Board.

DISCUSSION ITEM 13 – Hours of Operation Signage for Basketball and Tennis Courts

Gunnar Lindberg explained that prior to enforcement of rules, signage must be posted. A sign needs to be placed stating the hours. An additional sign stating no trespassing is also needed. The Board would like these signs for the basketball and tot lots. Management was tasked with providing the verbiage for the signs and ordering signs, as well as extra signs for future use, to obtain a lower cost. Due to the high powered light over the basketball court, BG&E will be contacted regarding a reflector to decrease the brightness on to the basketball court.

DISCUSSION ITEM 14 – Clubhouse Rental Fees/Availability

Gunnar Lindberg suggests exploring all options for increasing revenue in the community and questioned why the clubhouse isn't rented on Thursdays. Randy Summers stated that the Board did not allow clubhouse rentals on Thursdays due to committee meeting schedules and regular business operations. Gunnar Lindberg motioned, effective March 1, 2017, to increase the clubhouse rental fees to \$175. Michael Brown seconded, 4 ayes, 1 nay, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein		X		
Gunnar Lindberg	X			
Michael Brown	X			
Raquel	X			

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d'Langlois			
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DISCUSSION ITEM 15 –

Lennar is the declarant in the common areas and has dedeed several areas to Tanyard Springs without the Board's knowledge. To date, these areas have not been repaired by the Board. Lennar is now asking the Board permission to plant trees in Oak Pointe, as this area is now under Tanyard Springs control. Jayla Walters motioned to allow Lennar to plant the three trees on the property in Oak Pointe, at no cost to the Board. Gunnar Lindberg seconded, motion passed.

Board Member	In Favor	Opposed	Abstain	Absent
Jayla Walters	X			
Scott Brownstein	X			
Gunnar Lindberg	X			
Michael Brown	X			
Raquel d'Langlois	X			

OPEN FORUM

Homeowner inquired about the space between the proposed trees for Oak Pointe.

Homeowner explained that there was an unofficial Facebook post today regarding foul language at the basketball court.

Homeowner inquired if the cost of the rental of the Clubhouse is comparable with other local communities. Gunnar Lindberg explained that the Board did research of other areas fees prior to setting prices and the Tanyard Springs Clubhouse fees are comparable with or are less than other areas.

Homeowner suggests Management consider a bicycle, rather than a golf cart.

Homeowner inquired about the difference in fees between townhomes and single family homes. Jayla Walters explained that it is due to maintenance fee differences on the county owned roads.

AJOURNMENT

The meeting adjourned at 8:56 p.m.

SIGNATURE

10/14/16

DATE