

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. ON JULY 12, 2016**

The Board of Directors of the Tanyard Springs Homeowners Association met on Tuesday, July 12, 2016 at Tanyard Springs Clubhouse. The following persons were in attendance:

**BOARD OF DIRECTORS**

Jayla Walters, President

Gunnar Lindberg, Secretary

Scott Brownstein, Vice President

Michael Brown, Treasurer

Tamru Demsash, Assistant Manager, CMC

Dee Singleton, Portfolio Manager, CMC

Randy Summers, Community Manager, CMC (absent)

Recording Secretary, just a MINUTE!

**REGULAR SESSION**

**STATEMENT OF EXECUTIVE SESSION**

On May 10, 2016, the Board met in Executive Session to discuss delinquency fees and legal matters.

**CALL TO ORDER**

The Regular Session was called to order at 7:01 p.m. by Scott Brownstein.

**AGENDA**

Gunnar Lindberg made a motion to approve Agenda with the addition of an open forum after the board positions limited to 15 minutes and additional discussion items. Michael Brown seconded, all in favor.. No objections, motion passed.

**BOARD POSITIONS**

Scott Brownstein made a motion to ratify the decision by the Tanyard Springs Board of Directors, which concluded a unanimous vote on July 1, 2016 regarding Board positions. The Board voted the following members to hold the following positions: Jayla Walters, President, Scott Brownstein, Vice President, Michael Brown, Treasurer, and Gunnar Lindberg, Secretary. Gunnar Lindberg seconded, motion passed.

**MINUTES**

Jayla Walters made a motion to approve Minutes of the Regular Session on May 10, 2016 as presented. Michael Brown seconded, motion passed.

**OPEN FORUM**

Homeowner inquired about the process of appointment of the Board positions. Jayla Walters stated the process was completed via email and ratified at this meeting.

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Homeowner stated that there were some issues with the pool lessons not being provided at the time when it was communicated. Homeowner also stated that there is a home nearby where trees are overgrown. Tamru Demsash stated that he could file a report with the pool contractor following the meeting.

Homeowner inquired about the status of the road being completed and turned over to the community and whether or not the building of stores and shops will be occurring in the near future. Jayla Walters stated that the Board would complete an action plan to inquire with Lennar regarding this matter.

**COMMITTEE REPORTS**

- A. SOCIAL COMMITTEE** – Sarah reported that there is a Breakfast with Santa event and an adult Holiday Party reserved for December 10<sup>th</sup> and December 3<sup>rd</sup> respectively. There were some issues with electricity at the gazebo and the matter may need to be addressed for future events.
- B. NEIGHBORHOOD WATCH COMMITTEE** – No report at this time.
- C. COMMUNICATIONS COMMITTEE** – Jayla Walters stated that the last newsletter was very well received.
- D. DESIGN REVIEW COMMITTEE** – No report at this time.
- E. RULES AND REGULATIONS COMMITTEE** – No report at this time.

**MANAGEMENT REPORT**

Tamru Demsash presented that several trees are scheduled for removal in the near future. Mr. Demsash has contracted the County mosquito control for the retention ponds and the community is currently on a waiting list. The pool passes are being processed on a daily basis.

**TREASURER'S REPORT**

Tamru Demsash presented the treasury report for May 2016.

Operating Accounts	\$491,152.12
Delinquent Accounts (105)	\$ 61,067.56
Total accrued reserves	\$631,281.78
Unappropriated Owner's Equity	(\$191,749.26)

Gunnar Lindberg requested a current rooftop count for the entire community. Dee Singleton could include a current rooftop count as part of the each future financial report. Jayla Walters inquired about the adjusted fees. Dee Singleton stated that Mac Brown is currently out of the office and will contact the Board with that information.

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**MATTERS FOR BOARD DISCUSSION**

**DISCUSSION ITEM 1 – Resignation**

Jayla Walters stated that William Ward sent in his resignation in May 2016. The Board is seeking an additional member to fill this open spot. Jayla Walters stated that the Board will provide 10 days for bios to be collected. Michael Brown motioned to send out the electronic notification on Monday July 18, 2016 for a period of 10 days and hold interviews prior to the August 9, 2016 meeting. Scott Brownstein seconded, motion passed.

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

**DISCUSSION 2 – Committee Member Resignation Acknowledgement**

On May 10, 2016, Michael Brown submitted his resignation to the Communication Committee.

**DISCUSSION 3 – Reimbursement Options for Committee Members**

Jayla Walters explained that the Board has been exploring options, such as an additional checking account or PayPal. At this time, the Board is still researching the best method for the community and committee members. Gunnar Lindberg inquired about the current protocol. Tamru Demsash stated that Management need to set up volunteers as a vendor and submit the forms to CMC and it can be between 2-3 weeks for them to be set up in the system. After the committee member is set up in the system, it should only take 1-2 weeks for them to receive reimbursement. Jayla Walters stated that she was informed by CMC that fees for expedited checks to committee members for reimbursement would be waived.

**DISCUSSION ITEM 4 – Towing Contractor**

Tamru Demsash stated that the contract has been signed; however the new policy will not be announced to homeowners until all new sign placement is completed within the community. Gunnar Lindberg stated concern that the towing company may not know the specific areas in the community where the HOA does not have control; and a land survey should be provided so that the company will be aware of the proper areas for towing enforcement. Tamru Demsash stated that he can research more into this matter.

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**DISCUSSION ITEM 5 – Board Review of Rules Enforcement**

The Board has received a few complaints that the Rules are not being monitored and enforced properly within the community. Gunnar Lindberg stated that there are two managers being employed by the community and a schedule should be completed so that there are specific times when Management should be enforcing certain areas within the community. Jayla Walters suggests that members of the Board patrol the community with a member of Management in order to provide specific feedback on procedures and violations. Jayla Walters suggests that the Design Review Committee consider returning to a master list/spreadsheet to track all applications in the future.

**DISCUSSION ITEM 6 – Traffic Focus Group**

Scott Brownstein reported that the County has informed the Board that they will provide a proposal with solar signs, bike lanes and crosswalks. The County stated they may also be investigating Heritage Crossing, as well. Once the proposal is completed, the community will be informed. Gunnar Lindberg inquired about what led to the initial focus group/study. Scott Brownstein explained that the community had several issues with roads, parking, and safety which led to all complaints being brought to the community. Scott Brownstein stated that the County suggests bike lanes, which will make parking on side of some streets illegal.

**DISCUSSION ITEM 7 – Morgan Stanley Checking Account**

Jayla Walters stated that there is currently no traditional savings account set up for the HOA to handle transfers and distributions for investments. Gunnar Lindberg inquired about why funds are not able to be transferred from existing accounts. Jayla Walters explained that multiple accounts need to be created to allow the HOA to not exceed the limitations for insurance at each financial institution.

Jayla Walters made a motion to approve the attached Authorized Persons and Enabling Resolutions for Corporations in order to establish a reserve savings account for Tanyard Springs with Morgan Stanley. It is understood that Nick Mazarella and Steve Philbin, CMC Corporate officers, are noted Authorized Persons. This motion empowers Jayla Walters as President and Gunnar Lindberg as Secretary to execute this resolution. Gunnar Lindberg seconded, motion passed.

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

**DISCUSSION ITEM 8 – Lennar Turnover**

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Gunnar Lindberg inquired if it would be in the best interest of the community to hire an inspection company to inspect the areas as Lennar turns them over to the HOA. Tamru Demsash explained that, in the past, members of the Board have participated in the turn over process with a walk through in the area. Jayla Walters suggested inquiring with Becht Engineering to see what experience they have with inspecting community areas at the time of turnover and what recommendations they would have in this situation.

**DISCUSSION ITEM 9 – Lot Striping**

Tamru Demsash will contact the contractor regarding the current status of lot striping.

**DISCUSSION ITEM 10 – Homeowner Inquiry**

Homeowner is interested in hiring a game bus for an upcoming party. The homeowner is not renting the clubhouse, but is asking where in the community the bus would be able to be parked. Gunnar Lindberg motioned to deny the homeowners request to utilize the community streets for parking of a game bus. Scott Brownstein seconded, motion passed.

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

**OPEN FORUM**

Homeowner requested clarification to the motion denying the game bus. Jayla Walters specified stating it was not an issue regarding rental of the clubhouse or parking at the clubhouse, but rather an issue regarding parking of a large bus within the community.

Homeowner inquired about why the HOA needs to hold a high reserve amount for the community. Jayla Walters stated that the information is elaborated on the community website and the reserve study will detail the amounts in more specific detail. Homeowner also states that the landscaping company does not mow in easements near all the homes. Jayla Walters explained that the easements were never part of the landscaping contracts.

Homeowner inquired about what percent of all outstanding debts are being collected. Jayla Walters stated that some of this information is confidential; however percentages could be provided at an upcoming meeting.

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Homeowner inquired what percentage of delinquent accounts are habitual delinquencies of over 60 days. Gunnar Lindberg stated that this matter will be discussed by the Board in an upcoming meeting.

**ADJOURNMENT**

The meeting adjourned at 8:40 p.m.

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

8/9/16  
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**DATE**