

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
7 P.M. ON TUESDAY, MAY 10, 2016**

The Board of Directors of the Tanyard Springs Homeowners Association met on May 10, 2016 at Tanyard Springs Clubhouse. The following persons were in attendance:

BOARD OF DIRECTORS

Lance Konig, President

William Ward, Secretary

David Harthman, Director

Scott Brownstein, Vice President

Jayla Walters, 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 April 12, 2016, the Board met in Executive Session to discuss delinquency fees, ratification of electronic vote, towing policy, Tanyard Springs logo, attorney updates and Design Review applications.

CALL TO ORDER

This meeting was called to order at 7:09 p.m. by Lance Konig.

AGENDA

Lance Konig made a motion to approve the Agenda. No objections, motion passed.

MINUTES

Lance Konig made a motion to approve Minutes of the Regular Session on April 12, 2016 as presented. Jayla Walters seconded, motion passed. Lance Konig made a motion to approve Minutes of the Executive Session on April 12, 2016 as presented. William Ward seconded, motion passed.

OPEN FORUM

Gunnar Lindberg inquired about the Tanyard Springs logo and if it could be utilized for advertising. Lance Konig stated that according to Lennar, the logo was trademarked. Mr. Lindberg also stated concern that the community has no current towing company. Lance Konig explained that Management has contacted multiple towing companies on behalf of the community and the Board is meeting with one potential company shortly.

Raymond Hodge inquired about the status of submissions for Board candidacy. Lance Konig stated that four submissions have been received from community members.

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Michael Brown inquired about the status of his request from the last meeting in regard to making copies of the Board book following each monthly meeting. William Ward states that the average rule is to follow the fees pursuant with the County Court system, which is currently .50 per page. The Board stated they will discuss amongst themselves to determine a price and convey that information to Management via email. Michael Brown also inquired about the status of the financial breakdown from the April Management report. Lance Konig said he will review the request and respond back to the Board and homeowner.

COMMITTEE REPORTS

- A. SOCIAL COMMITTEE** – Jayla Walters stated that the committee is preparing for the pool opening at the end of the month. The community yard sale is planned for this weekend.
- B. NEIGHBORHOOD WATCH COMMITTEE** – No report at this time. Michael Brown stated that several community members have reported lock picking incidents at their homes; police were notified for each incident.
- C. COMMUNICATIONS COMMITTEE** – Michael Brown stated the newsletter has been sent out. The committee has received several community inquiries regarding the frequency of newsletters, and the matter will be discussed at the next committee meeting.
- D. DESIGN REVIEW COMMITTEE** – No report at this time. Management states that the Board has approved approximately 40 applications in the past month.
- E. RULES AND REGULATIONS COMMITTEE** – No report at this time.

MANAGEMENT REPORT

Tamru Demsash presented that the response from residents has been positive in favor of monthly newsletters and that there has been an increase in interest with advertising in the monthly newsletter. Notices have been sent out weekly regarding pool pass stickers. Homeowners who do not get their pool pass stickers prior to pool opening will have an opportunity to receive their sticker on opening day from the lifeguards.

Randy Summers presented that the restriping project will begin on Monday, May 16, 2016, weather permitting. Several email blasts have been and are scheduled to be sent to residents; along with other avenues of communication, regarding the restriping project.

TREASURER'S REPORT

Tamru Demsash presented the treasury report for March 2016.

Operating Accounts	\$ 480,861.08
Delinquent Accounts (184)	\$ 60,507.81

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Total accrued reserves	\$ 605,204.78
Unappropriated Owner's Equity	(\$ 60,187.29)

MATTERS FOR BOARD DECISION

DISCUSSION ITEM 1 – Code of Conduct for Board Members

Management presented the Board with the requested Code of Conduct for Board Members from Ray Via. David Harthman stated that the presented Code of Conduct does not include the amendments that the Board discussed via email. Ray suggested combining the code of conduct for committee and Board members into one document. The Board approved this suggestion. Management already sent the list of changes to Ray Via prior, and will relay the Board's decision to unite the two documents. The Board is awaiting the amended version. Management will provide the Board with the amended combined version for vote.

DISCUSSION ITEM 2 – Code of Conduct for Committee Members

Management presented the Board with the requested Code of Conduct for Committee Members from Ray Via. David Harthman stated that the Board is looking for a more detailed structure, similar to the structure of the Code of Conduct for Board Members. Ray Via inquired with Management about consolidating the Codes of Conduct into one document with segregated sections. Randy Summers will submit the Board's suggestions to Ray Via. The Board is awaiting the amended version. Management will provide the Board with the amended combined version for vote.

DISCUSSION 3 – New Homeowner Involvement

Due to the small amount of volunteers for the social committee, the new homeowner welcome initiative will be tabled at this time.

DISCUSSION 4 – Committee Debit Card Request

The social committee has inquired about the possibility of obtaining a reloadable debit card for committee use. This card would enable the committee to make purchases without waiting to be reimbursed. Jayla Walters made a motion to approve the request for a reloadable debit card for use by the social committee in an amount not to exceed \$300. Jayla Walters rescinded the motion. Lance Konig tasked Jayla Walters to research bank options for local accounts tied to a debit card that could be signed out for committee usage, and report back to the Board with the findings, prior to, discussion and vote.

DISCUSSION ITEM 5 – Social Event Update

Jayla Walters stated that the Social Committee is interested in holding a community wide outdoor movie night complete with projector, moon bounce, and a popcorn machine in July. This event is estimated to cost \$950. The committee has a budget of \$8K for the remainder of the year.

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DISCUSSION ITEM 6 – Public Security Presentation

The Board met with Public Security LLC regarding private security patrols for the community. The company is comprised of retired and off duty police officers. The patrol officers are uniformed and drive in marked patrol vehicles. Public Security LLC holds private insurance. The Board has been investigating security patrols for safety reasons as well as to have personnel on hand to sign for towing when necessary. Public Security LLC could be called out for a trial basis.

DISCUSSION ITEM 7 – CMC Fees

Jayla Walters inquired about the fee schedule stated in the CMC contract. CMC's fees increased in January 2016; however the Board was in the middle of negotiations with CMC at that time. Dee Singleton will investigate the fees to be sure that the Board was charged accordingly.

ADJOURNMENT

The meeting adjourned at 8:10 p.m.

SIGNATURE

7/12/16

DATE