

TANYARD SPRINGS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 18, 2016

SPECIAL SESSION

The Board of Directors of Tanyard Springs Homeowners Association met in a special session on Monday, January 18 2016 at the Tanyard Springs Clubhouse. The following Directors were in attendance:

Lance Konig, President
Scott Brownstein, Vice President
William Ward, Secretary
Jayla Walters, Treasurer
David Harthman, Director

Call to Order:

The meeting was called to order at 12:20pm by Lance Konig.

Matters of Discussion:

1. Lance began discussion on the proposed FY2017 budget as provided and produced by CMC. CMC had provided an updated FY2017 Budget Summary with Notes to the board immediately before the meeting. This, along with the FY2017 Budget Analysis and the FY2017 Budget Summary Report which was provided to the board by CMC prior to the January 12, 2016 regular board meeting.
2. The board reviewed the entire FY2017 budget proposal and discussed budgetary requirements for each line item. It was agreed by the board to have a public vote on the draft FY2017 budget proposal on Tuesday, January 26 2016 at the clubhouse. Notice was given to the community via email and official Tanyard Springs Facebook page.
3. The board requested management to contact and coordinate with the HOA counsel (Ray Vaya) on updating the board on the progress of the lawsuit against Lennar.
4. Lance brought up the topic of possibly doing away with the HOA Fee Coupon Book that each homeowner should be receiving, unless they have specifically requested that they not receive a coupon book. The cost of the coupon books are part of the annual budget and the board would like the cost for this be shifted to the homeowner who need and use the coupon book. Otherwise, it was suggested to pay either online via monthly allotments through one's bank or bill pay or monthly though the Associa website. Management will do an assessment on total cost and whether all coupon books are provided.
5. Discussion was made about the DRC/Architectural Fee that is charged to the HOA by homeowners who request a change or variance on their original home/property. Currently, this cost is approximately \$45 per request. The board would like to suggest the possibility of

reducing this DRC/Architectural Fee to \$20 and be the responsibility of the requesting homeowner.

6. The board will wait for CMC's proposal for continued management services to Tanyard Springs before it discusses the FY2017 budget proposal of \$137,757.00 in Community Center Staff/Taxes/Benefits (Line Item 9940).

7. Because the reserves for Tanyard Springs are severely underfunded and not adequate for a community of this size, a proposal by Lance was made to increase all homeowner assessments to cover this deficiency in the reserves. It was agreed by the board that any increase must be sufficient to cover the deficiency in the reserves and to prevent future increases in assessments in the near future. There were 2 votes for increases. The first was moved by Lance and seconded by Dave for \$6. This did not pass. The second was moved by Lance and seconded by Scott for \$7. This \$7 increase was approved by majority vote by the board.

Motion for a \$6 increases in HOA assessment:

Motion made by Lance Konig

Seconded by David Harthman

Lance Konig	No
Scott Brownstein	No
William Ward	Yes
Jayla Walters	No
David Harthman	Yes

3 for No and 2 for Yes. Motion was not adopted.

Motion for a \$7 increase in HOA assessment:

Motion made by Lance Konig

Seconded by Scott Brownstein

Lance Konig	Yes
Scott Brownstein	Yes
William Ward	No
Jayla Walters	Yes
David Harthman	No

2 for No and 3 for Yes. Motion is adopted.

8. With the approval of the board of a \$7 increase in HOA assessments, it was motioned and seconded that \$5 of that \$7 increase be put exclusively to funding the budget reserves. This was unanimously approved by the board.

Motion that \$5 of the \$7 HOA Assessment increase be put exclusively towards funding the reserves:

Motion made by Lance Konig

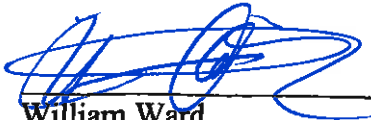
Seconded by Jayla Walters

Lance Konig	Yes
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Scott Brownstein	Yes
William Ward	Yes
Jayla Walters	Yes
David Harthman	Yes

Adjournment:

Lance Konig adjourned the meeting at 2:40pm



William Ward
Director-Secretary

2/9/16

Date