Greater Hills Homeowner's Association

Board of Directors & Budget Meeting

February 11, 2017

Call to Order

The meeting of the Board of Directors (the "Board") of Greater Hills Homeowners Association (the "Association") was called to order at 1:36 p.m. by David Wilson, President. The Board Meeting was held at the Greater Hills Pool Cabana 15800 Hidden Lake Circle, Clermont, FL 34711. Board Members Present: David Wilson, Eric Uutinen, Lindsey Thigpen, Ed Trudell and Sari Steaffens.

Proof of Notice of Meeting

48 hours advance written notice of the meeting was prominently posted at the Pool Cabana.

Approval of Meeting Minutes

Eric made a motion to approve the meeting minutes submitted by the Secretary, Lindsey Thigpen. Dave Wilson seconded the motion – all were in favor, so the motion carried.

Amenity Cleaning Company

Dave explained that the Board of Directors noticed during their weekly inspections of the property that the cleaning crew was not performing to standard. The Board reached out to the company, however, was unable to reach them. During this time the Board decided it was in the best interest of the community to cancel services with Connelly Cleaning. The Board contacted our current pool cleaning vendor and requested a quote for cleaning of the bathrooms, taking out trash and doggie pots, etc. as this is also in the scope of work that they provide. Roberts Pools provided a bid for the same cost as what Connelly cleaning was performing the duties for. The Board decided that Roberts Pool would take on the additional services for $250 per month. This amount would be added to their month invoice.

Proposed Budget

Eric explained that the Association received notification from Lake County that the we needed to submit an approved budget amount for the fiscal year 2018. The Board provided packets which included the letters from Lake County, the proposed budget for the fiscal year. Eric mentioned that we have not been funding the Reserve account enough in the past so there is a deficit funding for Reserves. Additionally, the taxes have not been raised in quite some time so we are behind in funding projects, etc. Per the Lake County letter which was sent to each homeowner in 2014 – the maximum amount that could be funded for 2018 was $456.71 per home. Even though the Board didn't want to increase to the maximum amount allotted by the County for the fiscal year – it was in the best interest of the community to raise the taxes in line with the current expenses and properly fund the reserve accounts for future improvement and repairs to the Association. Eric made a motion to approve the 2018 fiscal year budget for $244,000. This is a $61.09 increase for 2018. Lindsey seconded the motion – all were in favor, so the motion carried.

Adjournment

David made a motion to adjourn the Meeting of the Board of Directors, Eric seconded the motion – all were in favor, so the motion carried. The Board remained for approximately an hour after adjournment to take and respond to all homeowner questions presented, and pledged itself to greater transparency in Association operations going forward.

Respectfully Submitted by:
Lindsey Thigpen, LCAM
Greater Hills Homeowners Association, Secretary