

PASADENAHILLS OWNERS ASSOCIATION, INC. (PHOA)

February 21, 2018

6:30pm

1110 Lompoc Court

Official Board Minutes

Present:

Larry James, President

Selena Holman, Vice President

Dennis Peloso, Treasurer

BaShaun Henry, Secretary

Kyle Herman, Director At Large

·The Chairperson called the meeting to order at 6:48pm.

·No additions to the board meeting agenda. The agenda was pre-approved by e-mail by the members present.

Agenda Items:

- 1) 2018 calendar: Annual Membership, Board Meeting, Establish General Timeframes:  
It was discussed that two board meetings will be held a year during the months of March and September (dates TBA). There will be a General Meeting in November that will involve the entire neighborhood (date TBA). It was suggested that at the General meeting in November that we include activities in addition to food and refreshments to encourage attendance.
- 2) Treasure Report: Account Status, Bank Account Status:  
The treasurer, Dennis Peloso, reported that the account for PHOA currently holds 11,606.50 as of January 2018. There is one check outstanding to the State of Florida for registering the PHOA as a homeowner's association.

The treasurer reports that all appropriate changes have been completed for the financial account and reflects the changes previously agreed upon by the Board. The checks that were ordered will no longer contain an address in order to make the transition of treasurers in the future seamless.

Record should reflect that the monthly bill for the lights is 96.90.

It was noted that further research needed to be done based on a concern that one of the homeowners may be paying for their own streetlight, while the PHOA has paid as well.  
Addendum as of 02/23/18: Dennis reported that the issue of double billing for the homeowner who may have been paying the City of Tallahassee as well, has been resolved by the previous

treasurer, Marilyn Stalworth months ago and the homeowner was issued a refund check from the City of Tallahassee.

3) Yahoo email account:

It was discussed that we would like to have the email account set up where it will forward any emails to possibly two people on the board in order to eliminate having to go in and check the email and in hopes of not missing any possible inquiries.

4) Association Document Status

Dennis Peloso, treasurer, provided the board with the documentation of the association status by way of a Certificate provided by the State of Florida. Dennis also has records of the membership spreadsheet and distribution lists for contacting all homeowners when necessary.

5) December 2017 Action Items

- a) At the General Meeting in December 2017, there was a concern by one of our members for a lack of lighting at bus stop pickup on Walden Rd. This was resolved by replacing the light at the corner of Selena Holman's yard, which illuminates to that area. However, at the current board meeting more suggestions were made as to how the bus stop area could possibly have more light. For example, placing a dusk to dawn light on the telephone pole at the corner of Pasadena Drive and Walden Rd.

Selena Holman will determine the lighting conditions at the bus pickup and inform the board. Further action will be taken if required.

b) Poor condition of Deer Pointe Signage at Buck Lake Entrance

Kyle Herman, provided information of the research that he has done of all of the neighborhood associations that exist within the Deer Pointe subdivision in hopes of collaborating with them in an effort to update the Deer Pointe sign. This is still an ongoing process as Kyle intends to make contact with each homeowner's association to see what their level of interest is in updating the sign. Kyle suggested an immediate option of removing the wooden portion of the sign but allowing the brick structure to remain and possibly welding a metal frame that ivy can be placed on that will eventually grow to cover the sign. Thus, still making it functional if it is decided that all of the homeowner's associations are willing to come together and decide to update the sign. However, this would be a temporary aesthetic fix.

It was determined that the PHOA is not willing to taking to take on the entire demolition or replacement of the sign and that this appears to be in need of a long term plan (a possible 3 year plan) that involves all of the homeowner's association if possible. This would allow for proper authorization and funding by the various associations.

6) Meeting minutes:

- a) As proper protocol should be for the Board meeting minutes, it was decided that all Board meeting minutes would be distributed to the Board members for approval once scribed. After

the Board approves the minutes, the minutes will be placed on the PHOA website for transparency.

7) Open Discussion:

- a) There was an open discussion about yard maintenance and the attractive landscaping throughout the neighborhood. It was discussed that possibly in the future we may want to submit Pasadena Hills as the Neighborhood of the Year through the Tallahassee Homeowner's Association and this would require that all homes meet certain standards to qualify.
  
- b) The treasurer received a check from homeowner Latinwo for homeowner's dues. It was clarified that the homeowner had paid dues for 2017 and therefore this check will be returned due to fact that there will be no collection of dues for the year of 2018.

Adjournment at 7:48pm.

Next Meeting Date will be in September. Date and time to be announced by email.

Recording Secretary, Ba'Shaun "Shaun" Henry  
Transcribed for approval by the Board on 03/01/18