

PASADENAHILLS OWNERS ASSOCIATION, INC. (PHOA)

September 19, 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 President, Larry James, called the meeting to order at 6: 37

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

Agenda Items:

1) **New Neighbor Welcome Letter:**

President Larry James queried the Board about a way to locate information on new neighbors that move to the neighborhood. The Board discussed that a Pasadena Hills "Welcome" letter would be a nice gesture for new neighbors. However, the Board needs to understand how we identify new homeowners within Pasadena Hills. Treasurer Dennis Peloso did inform the Board that he does receive notification when there is a sale in the neighborhood, from the title companies inquiring about homeowner association dues. Beyond the treasurer being notified, it was suggested that new neighbors would also be identified visually as well.

2) **Status on Deer Pointe signage:**

Director at Large Kyle Herman updated the Board on his investigation and follow up on his attempt to get information for the repair or upgrade of the Deer Pointe signs on the Buck Lake Rd. entrance of Walden Road. Kyle reported that he reached out to both homeowners at the entrance of Walden where the signs are located by mail and in person. However, there was little to no response from both homeowners in an effort to move forward with the possibility of making any changes to the signage. Currently, there is still some question as to who the actual owners are based on the land survey that Kyle Herman was able to obtain. Mr. Herman was able to speak with the homeowner on the right at the entrance off Buck Lake Rd. and Walden, but was unsuccessful in speaking with the homeowners on the left. It was determined, that the PHOA secretary, Ba'Shaun Henry's husband is familiar with the homeowner on the left and

would follow up for the Board in an effort to obtain additional information. The signage issue is still pending as of today's meeting, with continued planned actions for follow up.

3) **Background on Street Light Addition at Bus Stop:**

Treasurer Dennis Peloso reported that he went to the County after taking pictures of the location and placing a request for an additional light at the corner of Pasadena Dr. and Walden Rd, which is the bus stop location. The cost to install the light was \$35.00 and the PHOA will be responsible for the monthly electricity. The Board also discussed replacing the neighborhood lighting to LED lights in an effort to reduce electricity costs. Treasurer Peloso will research the proper actions to get the lighting changed to LED lights and report back to the PHOA Board.

4) **Treasurer Report:**

Treasurer Peloso, reported that the account for PHOA currently holds 10, 628.55 as of September 1, 2018.

The treasurer report was reviewed and accepted by the PHOA Board.

5) **Dues Assessment for 2019:**

The Board held a discussion to address the collection of the PHOA dues assessment for 2019. Based on the current amount of funds in the PHOA account, it was determined that there would not be an assessment collected for the year of 2019.

Dennis will send a letter to the owner of the 2 lots at the end of Lompoc Court, advising of the annual dues assessment. Though there are no assessments in 2018, 2019, this will be notification that we do collect \$100 for each lot otherwise.

6) **Board Position Opening Elections:**

President Larry James inquired about each member's decision of staying in his or her current positions at this time. All Board members agreed to continue their duties as they stand.

7) **Nextdoor social Platform:**

President James informed the Board of the Nextdoor social media app that keeps homeowners aware of issues occurring in their neighborhood as well as services provided, lost animals and items that are for sale. It was suggested that we all subscribed to this site either by email or through the Nextdoor app. It was also decided that a link would be put on the Pasadena Hills website for Nextdoor in order to encourage other neighbors to subscribe.

Additionally, President James spoke of having a local sheriff deputy come and speak with homeowners about safety and crime prevention, if there was an interest in having such a forum. President James will look into the development of this meeting for our homeowners and provide additional information at a later date.

- 8) **Membership Meeting:** The PHOA annual picnic and membership meeting will be held on November 17, 2018 at 11 am. The PHOA will provide pre-made sandwiches, chips, a dessert and water. Director at Large Kyle Herman volunteered to get in touch with Marilyn Stallworth, to see if the PHOA will be able to use her lot for the picnic. If this is not possible, it was determined that we would use the cul-de-sac on Lompoc for the picnic.

The Board decided that a flyer would be made in order to inform the neighborhood of the dates of the annual picnic/membership meeting. The members of the Board will distribute these flyers door to door to the homeowners. Secondly, a copy of the flyer will also be placed on the Pasadena Hills website.

Lastly, the Board approved the purchase of new PHOA picnic signs in order to inform the neighbors of the date and time of the annual picnic. Kyle Herman will follow up on this issue, get the new signs made, and follow up with the treasurer for reimbursement.

- 9) **Open Discussion:** The Board agreed that Kyle Herman's title of Director At Large would be officially changed to Director on the PHOA Board.

Kyle will contact the City of Tallahassee regarding the availability and costs of natural gas in our community.

The next official Board Meeting Date will be tentatively in March. The date and time will be announced by email from President James.

Recording Secretary, Ba'Shaun "Shaun" Henry