

PASADENA HILLS OWNERS ASSOCIATION, INC. (PHOA)

April 29, 2021

5:00 p.m.

1109 Lompoc Court

Official Board Minutes

Present:

Larry James, President
Selena Holman, Vice President
Dennis Peloso, Treasurer
Katie Grissom, Secretary
Kyle Herman, Director at Large

- The President, Larry James, called the meeting to order at 5:05 p.m.
- No additions were made to the board meeting agenda. The agenda was pre-approved by e-mail by the members present.

Agenda Items:

1) Treasurer's Report and dues collection status for 2021:

Treasurer Peloso reported the current balance to date is \$9,031.72. There will be an electricity bill due to the City of Tallahassee (COT) Utilities on 4/23/21 for \$106.67.

Treasurer Peloso also provided an update on the homeowner's association dues, which were due 1/25/21. To date, the HOA has collected \$3,400.00 in annual dues. The unpaid dues are from empty lot owners. There was a discussion regarding the historical collection of dues from lot owners and how best to collect these dues. The board decided that Treasurer Peloso would send another notice to the lot owners with the notification that any land improvements proposed, which must first be approved by the HOA's Architectural Committee, will not be approved until the outstanding balance is paid.

2) Status on the Lompoc Court development

There was a brief discussion about the development on the empty lot at the end of the Lompoc Court cul-de-sac. To date, Leon County has not approved any building permits for the property and no plans have been submitted to the HOA Architectural Committee. The HOA board will continue to monitor and an update will be given at the next board meeting.

3) Expanding the Architectural Committee

Currently, there are two individuals on the Architectural Committee, a committee outlined in the neighborhood covenants. The board would like to expand this committee and Austin Stowers, of 6720 Pasadena Drive, has agreed to serve.

There was also a brief discussion on enforcing the covenants. It was decided the first step the board would like to take is educating neighbors about the covenants; this will be discussed during the annual meeting in fall 2021.

4) Update on the Deer Pointe signage

Kyle Herman has completed constructing the new Deer Pointe sign, to be installed at the Bucklake Road/Walden Road entrance. He is hoping to install the sign this upcoming weekend, with the help of a few neighbors.

5) Miscellaneous

- Vice President Selena Holman mentioned the increase in solicitors in the neighborhood. She has heard the same from other residents, specifically a recent solicitor who visited the same house multiple times and rang the doorbell late in the evening. Selena will contact Leon County to see if there is a “No Solicitation” sign available for neighborhoods.
- Secretary Katie Grissom provided additional information regarding the gas extension survey cards sent to residents on Pasadena Drive by the COT Utilities. After receiving an inquiry about extending the gas pipes to Pasadena Drive, the COT Utilities sent the survey cards to residents on Walden Road (between Layton Drive and Pasadena Drive) as well as those on Pasadena Drive. A second survey was sent last week because there was not a large number of residents who mailed back the first cards delivered. President Larry James proposed sending an email to the residents on Pasadena Drive to highlight the survey. Katie will draft an email and send to President James for review and to send out.

Recording Secretary, Katie Grissom