

HOA Board Meeting Minutes

July 11th, 2019

Location: Orchard Lake Clubhouse

Board members present: Mike, Ashley, David, Dennis, & Phyllis

Board members absent: Krystal Bailey

Call to order: 7:30 PM

Meeting Topics:

- Conference call with Kent from PMI.
 - Basic information from Homestead obtained, but slow and challenging.
 - Homestead not cooperating with list of wants from Board, TBD what options are available.
 - Reviewed Covenant changes from 6/27 mtg and list of proposals with Kent's feedback.
 - Possibly more than 1 version of covenants distributed to owners.
 - Leasing restriction most advantageous and necessary.
 - Package Amendment with "Fining Policy" suggested for vote
 - Rules and Regulations, while optional, would be good to include.
 - Legal team to review after transition and put for official vote.
 - Possible that FoCo released bond to builder, due for retaining pond hold.
 - Russel (sub-contractor for PMI) will inspect retention pond (possibly free of charge)
 - Need to follow up with County
 - Official HOA Management Transfer still on schedule for August 1st.
 - **AI:** David to send Kent updated owner list.
 - **AI:** Kent to request financials from Homestead on Monday (due 15th of month).
 - **AI:** David to request "official" recorded covenants from Homestead.
 - **AI:** Kent to send Board draft of Welcome letter next week.
 - **AI:** Kent expected to send official Welcome letter to residents week of 7/26.
- Security Cameras have been installed (5 of 8)
 - Remaining cameras to be installed in the next 2 weeks.
 - Security signage also purchased and will be posted after camera install is completed.
- Newsletter & Committee Discussion:
 - All committee liaisons are expected to send Ashley proofs for newsletter entries via email.
 - Target Newsletter is for first week of August (time with Welcome letter).
- Clubhouse Internet Discussion:
 - David called AT&T but clubhouse is considered recreational facility = Business account.
 - We have 911 service and best to combine services.
 - Require Business Tax ID & current account number to move forward.

Meeting adjourned: 9:25 PM