

# Grassy Pointe HOA Meeting Minutes

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**MEETING DATE:** December 20, 2012

**MEETING LOCATION:** Hampton Inn, 39284 US HWY 19N, Tarpon Springs, FL 34689

**BOARD MEMBERS PRESENT**

Greg Butler – President

Dave Butler – Vice-President

Justin Vessey – Treasurer/Secretary

**CALL TO ORDER**

The meeting was called to order by Greg Butler at 7:03pm.

**CALLING OF THE ROLL**

All officers were present.

**PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE**

Proof of notice of meeting was established.

**VERIFICATION AND APPROVAL OF ANNUAL MEETING MINUTES**

The minutes of the Annual Meeting held November 8, 2012 were verified and unanimously approved by all board members.

**FINANCIAL STATEMENTS REPORTING**

Justin Vessey read the financial statements which were prepared by KMW Management.

**MANAGEMENT COMPANY REPORTING OF OWNER'S RECEIVABLES AND FUTURE HANDLING OF SUCH**

Kerry Walsh of KMW Management discussed owner's receivables and future handling of such with residents. She will report actual numbers to board when they have been finalized.

20-30 homeowners owe funds to the HOA. Some of these homeowners are possibly unaware of accrued attorney fees.

- **Motion** was made by Greg Butler to send homeowners a statement of what is owed to the HOA.  
**Motion passed**
- **Motion** made to file lien on one of the two houses going into foreclosure.  
**Motion tabled for new board**

**RECLAIMED WATER UPDATE**

Justin Vessey gave update on reclaimed water. We may be able to "piggy back" on a neighboring community who will be getting reclaimed water soon. Justin will pursue this idea with his contacts.

**RUST OFF, INC. – VOTE TO FIRE AND HIRE NEW VENDOR**

- **Motion** was made to fire Rust Off, Inc.  
**Motion tabled for new board**
  - Reasons
    - Rust Off Inc. recently installed 1" pipes.
    - The equipment belongs to them. If they dug it up it could leave a hole.
    - Suggestion was made to give them 90 days to correct the problem.

## **\$ 166.00 BILLING FROM HOMEOWNER – DISCUSSION AND VOTE ON PAYING OR NOT**

- **Motion** made to pay the bill.  
**Motion passed**

## **COMMON AREA BENCHES, LANDSCAPING AND FENCING DISCUSSION**

- **Motion** made to move the bench to the playground common area, and outsource the work.  
**Motion passed**

## **WELCOME BASKET DISCUSSION**

- **Motion** made to provide a small fruit basket to new homeowners. Basket to also contain welcome letter from Board containing information on how to download bylaws, forms, and other pertinent information from the upcoming website.  
**Motion passed**

## **RECORDS RETENTION DISCUSSION**

- **Motion** made to store HOA records at KMW Management.  
**Motion tabled for new board**
  - Suggestion made to have electronic storage company retain the records
  - Suggestion also made to rent climate controlled storage unit so that records and other HOA items such as Christmas decorations be stored in the unit.

## **EMAIL ADDRESS FOR BOARD MEMBERS DISCUSSION**

Martha Stanley will create email address for board when she builds the website. Protocol for addresses will be "BoardPosition@GrassyPointe.com" thereby allowing the address to be passed on to the person succeeding the position.

## **UNFINISHED BUSINESS**

Greg and Dave said their 'goodbyes' and passed on words of wisdom to the new board. Residents expressed gratitude for their many years of service to the community.

## **COMMUNITY FORUM**

Resident upset about situation in house across the street. He expressed that animals are allowed to roam free, there is a stench about the home, the owner is frequently intoxicated and uses foul language.

Recommendation made by board for homeowner to call the City of Tarpon Springs code enforcement office, as HOA does not have the rights to address these sort of problems.

## **ADJOURNMENT**

The meeting was adjourned at 7:59pm.