

Southern Dunes Master Community Association, Inc.

1603 Forest Hills Lane

Haines City, FL

BOARD OF DIRECTORS MEETING MINUTES

WHERE: COMMUNITY CLUBHOUSE - 1603 FOREST HILLS LANE

WHEN: MONDAY AUGUST 1, 2022

TIME: 11:00AM

Meeting Minutes

CALL TO ORDER -The meeting was called to order @ 11:00 am by Marolene Best LCAM.

PROOF OF NOTICE -Was posted at the exit gate of the community on July 28th 2022 at 6:20pm.

CERTIFY QUORUM -Quorum was established with Three of Five board members present. (P) William Grobasky, (VP) Ronald Fischer, (D) Barbara Heddon. Not Present: (D) Wayne Campbell, (T) Scott Rohrhoff,

Joining via Zoom: Community Residents

RATIFICATION OF CAPITAL IMPROVEMENT PROJECT (COMMUNITY MAINTENANCE)

- Ms. Best requested Board Vote to ratify approval made via email for Southern Dunes Perimeter Wall painting, Tree trimming and sidewalk grinding through-out community (Capital Improvement Projects). Mr. Grobasky Motioned. Ms. Heddon Seconded all in favor motion passed for ratification.

HOMEOWNER COMMENTS:

- Homeowner asked when the office will be open full time. Mr. Grobasky stated the Board of Directors will be discussing the potential for full time hours and notifying the Homeowners upon the Board of Directors Decision
- Homeowner stated the security needs to step up on patrols there have been issues within the community, and they want to see the security presence. Ms. Best explained there are meetings held every Monday morning with the security director to address community concerns.
- Homeowner stated they would like to see the Broken Golf Course sign at front entrance of the community removed. Ms. Best stated communication was made with Golf Course Management Shane. Shane promised to have the signage removed later in the year. If the association would like to have it removed earlier they can take it out before that time frame with no issues or objections from the Golf Course.

ADJOURNMENT William Grobasky made a motion to adjourn the meeting. 2nd Ron Fischer. All were in favor- Motion passed. The meeting was adjourned at 11:28 pm.