

**Southern Dunes Master Association, Inc.**  
**Board of Directors Meeting**  
**Minutes**

The regularly scheduled meeting of the Board of Directors was held on Monday, **January 26, 2015** located at the on-site clubhouse, 1603 Forest Hills Lane, Haines City, Florida 33881. Board members present were Bill Grobasky, Tony Johnson, Barbara Heddon, Sonny Quinn, Pat Myers, Wayne Campbell and Evelyn Pickert. Also present representing Don Asher & Associates, Inc. was the Property Manager Barbara Reitz-Norsen.

**Call to Order:** 2:01 P.M.

**Certification of Quorum:** With 7 of 7 Board members present, a quorum was obtained.

**Attendance:** see attendance sheet

**Approval of October 29, 2014 Meeting Minutes:** Barbara Heddon motioned to accept the minutes from the previous meeting. Evelyn Pickert seconded. All were in favor. Motion passed.

**OLD BUSINESS**

1. **Road repair** – has been completed on Hemingway across from 2680
2. **Trim trees behind Paulette homes** – has been done
3. **2015 Budget** – done and approved
4. **Wordage on Green Passes** - done

**NEW BUSINESS**

1. **Set Garage Sale date** – The Board agreed to have the Spring Garage Sale on Saturday, April 18, 2015 from 8am until 1pm
2. **Center State Bank** – Since we have too much money in this bank to be covered under the FDIC, we have to move some out. It was suggested to move \$100,000 of the St. Augustine Reserve money to another bank. Barbara Heddon motioned to move the money from the St Augustine Reserve into another bank. Wayne Campbell seconded. All were in favor. Motion passed.
3. **Job 1 Proposed raises for Guards** – Rocco with Job 1 proposed giving a one time raise of 50 cent an hour to the fulltime guards, starting February 1. Any new hires will start at the old bill rate. Evelyn Pickert motioned to accept the proposal. Sonny Quinn seconded. All were in favor. Motion passed.
4. **Adopt policy for LOUD MUSIC similar to the one adopted by City of Haines City** – this is just for the loud music played from vehicles that drive on our streets and can be heard 50 feet away. **Chapter 13-35, Article 2, Ordinance 14-3-0-30.** Bill Grobasky motioned to adopt the same policy. Barbara Heddon seconded. All were in favor. Motion passed. (See attached for the policy)

**DISCUSSION**

1. **Discuss sign and pool damage** – we had some identified kids in the neighborhood, throw all the chairs, table and trash into the Paulette pool. A neighbor saw them and reported this with names and addresses. Seems their child goes to school with them. We have been billed for the removal from the pool. Kathy Wescott suggested the bill for that should be sent to the District Attorney and forward the bills to the Attorney to be billed to the parents. Signs around the neighborhood have also been destroyed and all the chairs and tables from St. Augustine pool area were thrown in that pool a week before the Paulette but no witnesses. We hope that residents will get involved and at least let the guards know when they see someone doing damage to signs etc that the Association has to pay to have repaired or replaced.
2. **Discuss speeding on Southern Dunes Blvd.** – it was suggested to send Wes Donley a letter requesting STOP signs along the Blvd. since they won't allow speed bumps. One of our residents was almost run over as she tried to cross the road with her dog. She had to jump out of the way and in doing so, fell and hurt herself. The signs

would be placed at both Bermuda Pointe entrances off S.D. Blvd. making these to areas 4-ways stops.

3. **Discuss long term renters** – We are having a problem with a gang of kids who have been sited for the Paulette incident as well as one of them told a girl from school they were going to rape her. She turned them in to the school and they were not allowed to ride the bus for a few days. In retaliation, they planned on egging and toilet papering her home on a certain night. Our guards got word of it and reported it to the police. The Board wishes that all Property Managers/Owners do a background check on their tenants. These kinds of problems may be eliminated if this was done. It was suggested to have a meeting with as many of the Property Managers that we know of that rent out homes in SD, to discuss this issue. The Board will be planning on such a meeting. It was suggested to put these incidents on the Web.
4. **Discuss DRC colors** – There is a book of approved colors to use as a guideline. If the committee does not feel a color is not in the guidelines, they should DENY the request. If the owner wants to appeal the decision, they can appeal to the Board. It was also suggested to lower the time frame in which work needs to be completed by. As it is now, they have 2 year to complete. Bill Grobasky motioned to lower the time to complete within 90 days. Sonny Quinn seconded. All were in favor. Motion passed.

### **OPEN FLOOR FOR QUESTIONS**

With no further business before the Board the meeting was adjourned at 3:38 P.M.