

**Southern Dunes Master Community Association, Inc.**

1603 Forest Hills Lane

Haines City, FL

**BUDGET BOARD OF DIRECTORS MEETING DRAFT MINUTES**

**WHERE:** COMMUNITY CLUBHOUSE - 1603 FOREST HILLS LANE

**WHEN:** THURSDAY DECEMBER 3, 2020

**TIME:** 1:15PM

**AGENDA**

**CALL TO ORDER** -The meeting was called to order @ 6:00 pm by Jesse Dann LCAM.

**PROOF OF NOTICE** -Was mailed to all homeowners (certified mailing established)

**CERTIFY QUORUM** -Quorum was established with all five board members present. (P) William Grobasky, (VP) Ronald Fischer, (D) Wayne Campbell, (T) Scott Rohrhoff, (D) Barbara Heddon. Also present was the association attorney William Reischmann and Christy Raymon from Don Asher.

**APPROVAL OF PRIOR MEETING MINUTES**

BOD MEETING MINUTES – Monday November 2, 2020 Ronald Fischer made a motion to accept the previous board minutes. 2<sup>nd</sup> Barbara Heddon. All were in favor- Motion passed.

**UNFINISHED BUSINESS**

No Unfinished Business

**NEW BUSINESS**

**Speech from association attorney William Reischman**

The association attorney discussed the rules governing proxies and quorum. He explained that the 200 proxies that were collected were invalid. He also discussed that if they were valid quorum still would not have been met. Therefore, he explained there would be no annual meeting and elections.

**2021 Proposed Budget & Adoption**

The 2021 budget was read by all board members. The Budget was then voted on without discussion. Ronald Fischer made a motion to adopt the budget 2<sup>nd</sup> Wayne Campbell, All were in favor – Motion passed.

**Proposed Rules Adoption**

The association attorney discussed that all members were mailed a copy of the proposed rules being adopted. This has been a progressive process over the past six months. Barbara Heddon made a motion to adopt the proposed rules. Ronald Fischer 2<sup>nd</sup>, all in favor – motion passed.

**Drainage on hole #12**

The golf course proposed a project on whole number 12. This project would cost \$4109.04 and greatly curtail the amount of money spent in the future on maintaining the drainage at that hole. After the association attorney explained all of the possible legal angles, the board decided to table the matter and do more research.

### **Exercise bike**

Jesse Dann explained the need for a new exercise bike in the fitness center. All members were provided a copy of the specifications of the new exercise bike being proposed. The cost of the proposed bike is \$1069.99. William Grobasky made a motion to accept the proposed bike. Ronald Fisher 2<sup>nd</sup>, all in favor – motion passed.

**ADJOURNMENT** William Grobasky made a motion to adjourn the meeting. 2<sup>nd</sup> Scott Rohrhoff. All were in favor- Motion passed. The meeting was adjourned at 7:04 pm.