

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: WEDNESDAY JULY 28, 2021

TIME: 1:00PM

AGENDA

CALL TO ORDER -The meeting was called to order @ 1:00 pm by Jenny M. Centeno, LCAM.

PROOF OF NOTICE -Sign put out by the EXIT sign on Monday July 26, 2021 @ 11:45 AM

CERTIFY QUORUM -Quorum was established with all three board members present. (P) William Grobasky, (D) Wayne Campbell, (T) Scott Rohrhoff, (D) Barbara Heddon.

APPROVAL OF PRIOR MEETING MINUTES

BOD MEETING MINUTES – Thursday December 3, 2020 William Grobasky made a motion to accept the previous board minutes. 2nd Barbara Heddon. (1:02PM) All were in favor- Motion passed.

UNFINISHED BUSINESS

No unfinished business

Updates from Board President

Helms painted community entrance signs, speed bumps, Stop signs pole and installed New No Parking signs on Hemmingway, Pressure wash sidewalks. Funds were taken out of Reserves.

Air BNB Complaints-Noise complaints, out of control parties, rentals are about \$99-\$150 per night, two arrests on Mallory.

Hadley home was sent to Code Enforcement to see if some violation can be corrected.

Vehicles are being towed if residents are parking on Southern Dunes, Hemmingway and residents parking on the grass.

NEW BUSINESS

Townhomes Paint Proposals

Jenny M. Centeno explained there were three bids to go over to repaint the Townhomes. 1st proposal Vice Painting, 2nd Master Paints, and 3rd Premium Painters. Board compared all three proposals and Barbara Heddon Motion to Vote on Vice Paint and Scott Rohrhoff 2nd. All in favor. Motion passed at 1:21PM

Landscape Proposal

William Grobasky explained there were three bids to go over to replace the former Landscape Company due to poor performance and price increase. 1st proposal Earth Touch, 2nd Webber, and 3rd Flora Lawn. Board compared all three proposals and Barbara Heddon Motion to Vote on Flora Lawn and Scott Rohrhoff 2nd. All in favor. Motion passed at 1:45PM

New Board Member

Board President William Grobasky recommends Russel Judge to join the BOD. William Grobasky gave a brief history of Mr. Judge. Barbara Heddon motion to vote Russel Judge to the Board and William Grobasky 2nd and Scott Rohrhoff 3rd. All in favor. Motion passed at 1:47PM

Security Increase

Board briefly discussed security responsibilities and ideas to retrieve Air BNB information from renter. No decision was made on this item.

Cameras Hemmingway/St. Augustine

Board briefly discussed installing cameras to monitor speeding. No decision was made on this item.

Open Discussion

Fitness Center Hours

Item Tabled for further review.

ADJOURNMENT Motion was made to adjourn the meeting. Barbara Heddon 1st and Scott Rohrhoff 2nd All were in favor- Motion passed. The meeting was adjourned at 2:12 pm.

Minutes Approved By:

Board President William Grobasky

Date