

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting was held on Wednesday, March 16, 2021, at the Ameri-Tech and on Zoom.

I. Meeting Called to Order

- A. The meeting was called to order at 1:33 PM by Eudora Partridge, President, who also acted as chair for the meeting.

II. Roll Call

- A. Debbie Higgins, Secretary, took roll call. Present were:
 - 1. Eudora Partridge, President
 - 2. Kay Hunt, Vice President (via Zoom)
 - 3. Regina Hickey, Treasurer
 - 4. Debbie Higgins, Secretary
 - 5. Art House, Member at Large (via Zoom)
- B. A quorum was established.
- C. Also present were:
 - 1. John Prokopovich, Maintenance Supervisor (via Zoom)
 - 2. Helen Strupczewski, Documents Committee (via Zoom)
 - 3. James Mateka, Ameri-Tech Property Manager
 - 4. Karen Browder, Ameri-Tech
- D. There were four residents on the Zoom call.
- E. In the gallery were:
 - 1. Kevin and Cheryl Acton, Owners
 - 2. Edsel Pelaez, Resident
 - 3. Mike and Kathy Spooner, Residents
 - 4. Helen Maggaro, Resident
 - 5. Arlene Doutre, Resident
 - 6. Joe Booth, Resident
 - 7. Ann Landsbury, Resident

III. Meeting Minutes

- A. Eudora moved to waive the reading of the minutes from the BOD Meeting held February 17, 2022, and accept them as written, and the motion was seconded by Debbie; a vote was taken, and the motion passed unanimously.

IV. Treasurer's Report

- A. Regina reported the following as of February 28, 2022:
 - 1. Income: \$230,623
 - 2. Expenses: \$223,469
 - 3. Under by: \$ 7,154

V. Maintenance Report

- A. Report by John Prokopovich, Maintenance Supervisor:
1. We received the part to repair the HVAC in the office area, and it was under warranty, which means it only cost \$1,250 instead of \$3,500+.
 2. We are working with a local organic farmer to take the leaves that we pickup, which amounts to 64,000 lbs. or 32 tons of leaves; this saved \$2,000+.
 3. Plywood is back up to \$85/sheet and 2"x4" boards are \$8/board.
 4. Still waiting on insulation for the roofs that are being repaired.
 5. Still waiting on the parts for the water heater replacement.
 6. All fire walls are painted, and carports are ongoing.
 7. The south laundry room will be addressed once the carports are done.

VI. Committee Reports

- A. Documents Committee – Helen Strupczewski
1. Meeting on Friday, March 18th at 11 AM; we will discuss the two proposed new amendments.
 2. Booster Club by-laws are out of date and will be reviewed for update.
 3. Jim mentioned the processed required to get the correct number of votes to pass the three amendments from 2019; the next meeting will be April 15th to pass these amendments.
- B. Compliance Committee – Jim Mateka
1. Jim completed his inspection but has not updated the non-compliance list.

VII. New Business

- A. Putting Green – Eudora discussed adding a survey to the Post to see what this interest is in this project; she mentioned that it would be paid for by members of the community if the membership is willing to give up two shuffleboard courts for this project.
- B. Night Swimming – Eudora mentioned a petition containing 45 names in favor of adding lighting for night swimming; it was tabled until next month but will also be in the survey for the Post.
- C. Community Garden – This will also be part of the interest survey.
- D. Townhall Meeting – Debbie discussed the upcoming Town Hall meeting scheduled for April 15th, and questions should be submitted by April 15th.
- E. Gallery Questions:
1. Mike Spooner – He has a petition with 160 names on it that are against the putting green; it is an ongoing petition.
 2. Mike is also working with an engineer on the pool lighting situation to reduce the cost for night swimming; he will present it to Eudora when he has all the information.
 3. Helen Maggaro asked about insurance ramifications for night swimming; it was reported that the insurance would not be affected.

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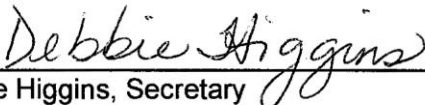
4. There were concerns about what time night swimming would be available.
5. Helen provided the information contained in the State guideline found in 64E 9.006 of the Florida Administrative code.
6. Cheryl Acton – Asked about clarification on election ballots, proxies, etc., be part of the Town Hall meeting; she was instructed to send that in as a question.
7. Kevin Acton – Asked about the cost of plywood and whether we get a discount; he was told that we get the contractor's discount at Home Depot.
8. Cheryl Acton asked for clarification of the \$4,000 savings on gas (utility) expenses; it was explained that we were under budget by the \$4,000 and that information came from the financials.
9. Rose Feneck – Asked if there would be dollar amounts for the projects in the newsletter; it was explained that it's only an interest survey.

VIII. Closed Session

- A. A closed session was announced, and the gallery was excused; the Board continued with the closed session regarding accounts in arrears with Ameri-Tech.

IX. Adjourn Meeting

- A. Debbie made a motion to adjourn the meeting, and it was seconded by Kay; a vote was taken, and the motion passed unanimously.
- B. There being no further business to discuss, the meeting was adjourned at 2:55 PM.



Debbie Higgins, Secretary