

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting was held on Wednesday, April 20, 2022, at the Ameri-Tech and on Zoom.

I. Meeting Called to Order

- A. The meeting was called to order at 1:30 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 (absent)
 - 3. Regina Hickey, Treasurer
 - 4. Debbie Higgins, Secretary
 - 5. Art House, Member at Large (arrived later)
- B. A quorum was established.
- C. Also present were:
 - 1. John Prokopovich, Maintenance Supervisor (via Zoom)
 - 2. James Mateka, Ameri-Tech Property Manager
- D. There were three residents on the Zoom call.
- E. In the gallery were:
 - 1. Cheryl Acton, Owner
 - 2. Edsel Pelaez, Resident
 - 3. Mike and Kathy Spooner, Residents
 - 4. Tom Hancher, Resident
 - 5. Helen Maggaro, Resident
 - 6. Arlene Doutre, Resident
 - 7. Ann Landsbury, Resident
 - 8. Christine Picard, Resident
 - 9. Jean Eldridge, Resident

III. Meeting Minutes

- A. Eudora moved to waive the reading of the minutes from the BOD Meeting held March 16, 2022, and accept them as written, and the motion was seconded by Regina; a vote was taken, and the motion passed unanimously.
- B. Regina made a motion to approve the minutes as corrected from the Amendment Meeting held on March 1, 2022, and the motion was seconded by Eudora; a vote was taken, and the motion passed unanimously.
- C. Debbie made a motion to approve the minutes as written from the Reconvening Amendment Meeting held on April 15, 2022, and the motion was seconded by Eudora; a vote was taken, and the motion passed unanimously.

IV. Treasurer's Report

- A. Regina reported the following as of March 31, 2022:
 - 1. Income: \$231,085
 - 2. Expenses: \$275,093
 - 3. Over by: \$ 44,008
- B. The reason for the overage is due to rising costs, and the fact that we are doing the necessary carport roofs now, because we have a contractor who has the materials and the labor to get them done; however, there is still a potential issue with having enough labor needed going forward.
- C. It was explained that the annual carport budget for the year was used up now, but it will even itself out by year-end.

V. Maintenance Report

- A. Report by John Prokopovich, Maintenance Supervisor:
 - 1. John reviewed several issues in the community, i.e., pet waste not being picked up, recycle issues that bring rodents in, planting issues, destruction of a new tree, improper dumping, pavers in carports, residents planting without permission, and other issues with overgrowth and residents not caring for their patios and plants.
 - 2. The last old water heater we had been waiting on since October 2021 was finally replaced; it went from 20% efficiency to 95% efficiency.
 - 3. Two new benches were built in-house and placed near the pond area.

VI. Committee Reports

- A. Documents Committee – Helen Strupczewski
 - 1. Met on Friday, April 15, 2022, and discussed the two proposed new amendments; they are being sent to the Board for review and approval.
 - a) The first amendment changes the BOD term from one year to two years, not to exceed eight years total, beginning with the election in 2023.
 - (1) Regina made a motion to accept as written the amendment to Article IV of the By-Laws, Administration Section 5, as defined in the document forwarded by the Documents Committee to the BOD on Friday, April 15, 2022, and it was seconded by Debbie; a vote was taken, and the motion passed three to one (Art abstained). It will be forwarded to the attorney for review.
 - b) The second pertains to XVIII of the Declaration Restriction Section which states that canaries, parakeets, goldfish, and tropical fish can be kept in the respective unit as long as owners do not do so for commercial purposes. There can be no exotic birds or animals.

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- (1) The author of the amendment, Cheryl Acton, was in the room and we asked for clarification of what she meant. She wants to ensure that all existing ADA and ESA animals are brought into compliance, and that anyone who wants a pet can have one, with a maximum weight of 25 pounds, but must go through the process required.
- (2) There was need for further discussion on this, so it was tabled for a future meeting.

B. Compliance Committee – Jim Mateka

1. There are three issues that remain unresolved, two owners advertising for short-term/Airb-n-b rentals on social media and one who has an exotic animal (python snake). Only one resident has responded.
2. Patio weeds must be maintained by unit owners.
3. Jim asked that John let him know when a resident has done something on common areas without permission, so he can send letters regarding non-compliance.
4. Anything overgrown must be remedied by the owner who planted it; if no one claims it, then the MHCA can do whatever is necessary to resolve the situation, including removal.

VII. Old Business

- A. Results of the survey provided in the April Post regarding the three projects currently under consideration:
 1. Putting Green: 48 Yes / 61 No
 2. Pool Light: 47 Yes / 64 No
 3. Community Garden: 53 Yes / 58 No
- B. Bottom line, we are no where near having the number of yes votes (interest) it would take to make any changes to the common areas for these projects. However, we are giving residents until the end of April to continue submitting surveys.

VIII. Gallery Questions

- A. Mike Spooner invited Tom Hancher, who is a consulting engineer, to discuss the report he provided in 2009 regarding pool lighting in Mission Hills.
 1. Tom reported that at that time, there was no further lighting required; this holds true today.
 2. The BOD requested that we get something in writing from the city and the Pinellas County Health Department stating that we are already in compliance.
- B. Edsel Pelaez brought to the Board's attention that the area in front of his condo where trees were removed has never been seeded; it remains just dirt.
- C. Cheryl Acton had three questions/statements:
 1. She suggested that the positions on the Board be alternated so the possibility of all Board members being replaced at one time can't happen.

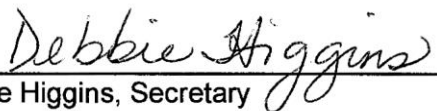
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2. Short term rentals require a permit and cannot be less than 90 days.
 3. The Amendments weren't voted on properly because people didn't understand what they meant. The language was not clear in the materials sent when the amendments were mailed out.
- D. Helen Maggaro suggested that the weight limit on pets be 35 lbs. rather than 25 lbs.

IX. Adjourn Meeting

- A. Debbie made a motion to adjourn the meeting, and it was seconded by Regina; a vote was taken, and the motion passed unanimously.
- B. There being no further business to discuss, the meeting was adjourned at 2:46 PM.



Debbie Higgins, Secretary