

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting of the MHCA Board of Directors was held on Wednesday, May 18, 2022, at MHCA Clubhouse and on Zoom, following the Reconvened Amendment meeting.

I. Meeting Called to Order

- A. The meeting was called to order at 1:40 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
- B. A quorum was established.
- C. Also present were:
 - 1. John Prokopovich, Maintenance Supervisor
 - 2. Helen Strupczewski, Documents Committee (via Zoom)
 - 3. James Mateka, Ameri-Tech Property Manager
- D. There were 6 residents on the Zoom call.
- E. There were 18 residents in the hall observing the meeting.

III. Meeting Minutes

- A. Eudora made a motion to waive the reading of the minutes from the BOD Meeting held April 20, 2022 and accept them as written, and the motion was seconded by Debbie.
- B. A vote was taken, and the motion passed unanimously.

IV. Treasurer's Report

- A. Regina reported the following as of April 30, 2022:
 - 1. Income: \$227,583
 - 2. Expenses: \$241,062
 - 3. Over by: \$ 13,479
- B. The reason for the overage is due to rising costs, and the fact that we completed the necessary carport roofs now.

V. Maintenance Report

A. Report by John Prokopovich, Maintenance Supervisor:

1. Landscape maintenance is on-going, and all palm trees have been trimmed; some additional trimming will continue in preparation for hurricane season.
2. Carports are complete for now.
3. Roofing materials were delivered today; we hope to start roofs next week or after the Memorial Day holiday.
4. Roofing costs continue to rise; gutters/down spouts are up 41%, and companies cannot find dependable skilled labor.

VI. Committee Reports

A. Documents Committee – Helen Strupczewski

1. No meetings will be held until the July 1st Statute 718 laws are released; the laws will be reviewed a meeting will be held in August.
2. The Board has three options regarding the proposed pet amendment:
 - a) Approve it as written
 - b) Edit it as they see fit
 - c) Kill it

B. Compliance Committee – Jim Mateka

1. No homeowners have reached the stage requiring them to come before the Compliance Committee.
2. Most relate to yard cleanup.
3. The homeowner with the snake has not responded to the letters; an additional letter will be sent.
4. It was noted that there is really nothing we can do if she never responds; there's no way to prove she still has it if it isn't seen by someone.

VII. Old Business

A. Project Survey Results

1. Results of the survey provided in the April Post regarding the three projects currently under consideration; only 191 residents responded:
 - a) Putting Green: 50 Yes / 64 No
 - b) Pool Light: 50 Yes / 67 No
 - c) Community Garden: 56 Yes / 60 No
2. Given that there aren't enough votes, these projects will no longer be considered.

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B. Pet Amendment

1. Eudora read the proposed amendment in its entirety, and read the current rule as it stands.
2. Eudora made a motion to vote on killing this amendment, and it was seconded by Debbie; a vote was taken, and the motion passed unanimously.
3. This amendment will not be pursued any further.
4. Jim reiterated that ADA and ESA animals do not have size restrictions.

VIII. New Business

A. Land Lease

1. Eudora arranged for the two attorneys, ours and RME's attorney, to come to an agreement regarding the \$58,000 error made by RME back in 2016.
2. An agreement was made to reduce the sum to \$50,000; it will be added to the current monthly payment at a rate of \$1,000 until the balance is paid in full.
3. This comes to \$2.10/door so is not significant enough to cause an assessment or change the condo fees.
4. Jim suggested that the Board vote on accepting the agreement; Debbie made a motion to accept the agreement as written, and it was seconded by Regina.
5. A vote was taken, and the motion passed unanimously.

B. Recycling

1. Signage has been added to the gates to keep residents out of the work area behind the fence; communications to the maintenance team is done via work order.
2. Large items will no longer be accepted at the gated area, nor is debris from construction on individual condos.
3. Arrangements have been made to have Chad assist anyone who requires disposal of large items on the second and fourth Tuesday of each month from 9 AM to 12 PM; this includes all contractors and other workers.

C. Proposed Door Policy


1. Eudora read the proposed door policy, which includes doors with a small window at the top and can be etched, frosted, or plain.
2. Eudora made a motion to allow a vote on this new policy, and it was seconded by Debbie; a vote was taken, and the motion passed unanimously.
3. Eudora made an additional motion to kill the door policy, and it was seconded by Regina; a vote was taken and there were two for killing it, one against, and one abstained.
4. Because there wasn't a majority vote, the policy was tabled until a majority vote can be obtained.

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IX. Adjourn Meeting

- A. Regina made a motion to adjourn the meeting, and it was seconded by Art; a vote was taken, and the motion passed unanimously.
- B. There being no further business to discuss, the meeting was adjourned at 2:14 PM.



Debbie Higgins, Secretary

Approved as presented 12/12/22