

1401 Mission Hills Blvd

Clearwater, FL 33759

**Meeting Minutes**

When: Tuesday, October 15, 2024

Time: 5:00PM

Where: Mission Hills Clubhouse

**Mission Hills Board Meeting**

- **The Mission Hills Board Meeting was called to order at 5:00 PM**
- **Roll Call of the 2024 Board Members by Cheryl Acton:**
  - Cheryl Acton, President
  - Al Robinson, Vice President
  - Ron Stock, Treasurer
  - Doug Kuchle, Member at Large

Also in attendance

- Robert Kelly, Ameri-Tech
- Pledge of Allegiance
- **Meeting Minutes**
  - Cheryl Acton made a motion to waive the reading of the Meeting held on September 17, 2024, and vote as written. Doug seconded the motion. Motion is passed favorably, no dissension.
- **President's Presentation**
  - President's Remarks
    - Cheryl Acton brought up the subject of unity within the community, which has always been the mission of the Board. She discussed the destruction caused by the three hurricanes. The residents worked together, in unity and camaraderie, to help put the community back together. The Board wants to thank the community for this.
- **Treasurer's Report**
  - Mission Hills had revenue of \$265,540.00; their expenses were \$277,196.00. Year to date the revenue has exceeded the expenses by \$163,105.00. Delinquencies appeared to have gone down by \$9,000.00. Tree trimming and tree removal are a concern financially, due to the storms. The Board will monitor these expenses closely. The Board is tirelessly trying to get assistance from

FEMA. If the community is patient, the Crisis Cleanup will cover the cost of the storm cleanup. Ameri-Tech has reported damage to the Association's insurance agent.

- **Maintenance Report**

- Doug Kuchle presented maintenance highlights for the property.
  - Doug addressed the ongoing storm damage cleanup. Once all of the damage reports are in, Cheryl will address the community with what needs to be addressed.
  - Doug is still working on the electrical line transformer.
  - Doug Kuchle is stepping down as a member at large. Cheryl expressed gratitude for his service to the community.
  - Ron Stock made a motion to accept Doug Kuchle's resignation from the Board. Cheryl seconded the motion. Motion is passed favorably, no dissension.

- **Teams Report**

- Cheryl Acton gave a Teams update.
  - New residents were welcomed to Mission Hills.
  - The Board is offering residents \$5.00 to use in the laundry room, for washing and drying clothes.
  - The issue of shutters were brought up, due to the storm. This issue will need to be revisited again to come up with a future solution. Al Robinson offered a vendor that will put up storm shutters. They offer several different types of protections for the windows.
  - Heather spoke next. Helen Keller was quoted stating, "alone we can do so little, but together we can do so much." And the community really and truly did during these storms. SNAP and FEMA programs were explained and residents were told how to apply for help. Heather also brought up that there is a sign-up sheet for different community positions. It would be wonderful to see some more people more involved in the community.
  - Although FEMA is a little stressed at the moment, with all of the damages, eventually they will have a team that can come to the community so that all residents will have the ability to sign up.
  - Art addressed the community next. He would like to try to get a team organized that includes a wide variety of people with different backgrounds. They would work together to come up with a disaster plan that would help the residents immediately, when a disaster hits.

- **Committee Report**

- Robert Kelly updated everyone on compliance notices. There have been no compliance notices because of this.
- Bob is looking at severe building damage, caused by the storms, and looking into filing insurance claims.

- A question arose about the roofs. The maintenance team is assessing the damage, and will be addressed.
- A homeowner stated that in terms of all insurance claims and all FEMA claims, both individual and for the community, is they must file through their insurance first before they file a FEMA claim. So the Association should take this into consideration and may want to file insurance claims no matter what the deductible is. Because the Association cannot file through FEMA and receive FEMA funds until this is done.
- Bob explained that if the deductible outweigh the cost of the repairs than filing a claim may not be the right course of action.
- The Board has stated that they are going to have the Association's insurance company do a full inspection with a certified adjuster who understands construction. They will make the determination of what is covered, and what is not, when it's deductible. And then the Board we will make the decisions that they have to make about moving forward.
- **Old Business**
  - Donation for Residents
- **New Business**
  - Attorney Engagement Contract
    - Ron Stock made a motion to approve the Engagement contract with Becker. Cheryl Acton seconded the motion. Motion is passed favorably, no dissension.
    - The change is due to the Association needing a full service attorney.
  - Director's Appointment
    - Cheryl Acton made a motion to appoint Rod Halvorson to the Board. Al Robinson seconded the motion. Motion is passed favorably, no dissension.
    - Ron Stock made a motion to appoint Patty Benning to the Board. Rod seconded the motion. Motion is passed favorably, no dissension.
- **Adjournment**
  - Ron Stock motioned to adjourn the meeting at 6:28 PM. Rod Halvorson seconded the motion. Motion is passed favorably, no dissension.

Respectfully Submitted by Ruth Dorch