

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting of the MHCA Board of Directors was held on Tuesday, January 16, 2024, at Mission Hills Condo Association's Club House and on Zoom.

I. Meeting Called to Order

- A. The meeting was called to order by John Emberson, President at 5:01 PM who also acted as chair.

II. Roll Call

- A. Cheryl Acton, the Secretary, took roll call. Present were:
 - 1. John "Jack" Emberson, President
 - 2. Al Robinson, Vice President
 - 3. Jone Burr, Treasurer
 - 4. Cheryl Acton, Secretary
 - 5. Doug Kuchle, Member at Large
- B. A quorum was established.
- C. Also present were:
 - 1. Bob Kelly - Ameri-Tech Property Manage.
- D. Pledge of Allegiance by Veteran and Member at Large Doug Kuchle

III. Meeting Minutes

- A. Cheryl made a motion to revise the minutes for the Board of Directors meeting held on December 19, 2023, Jone seconded it, all in favor. Motion passed.

IV. President Presentation _ John "Jack" Emberson

- A. The trees figures from the December 19, 2023 BOD meeting, have been revised, the new amount is \$92,397, total \$995,813. Jack made a motion to approve the minutes from December 19, 2023 with the revised figures. Jone seconded it, all in favor. Motion passed.

V. Treasure's Report

A. Delinquencies for the Month of December were \$12,070.94. \$973.23 was from last year's special assessment. The rest is for delinquent payments for normal monthly assessments. Several are sitting with our attorney for collection.

B. the month of December:

- 1. Revenue: \$239,770.14
- 2. Expenses: \$262,341.18
- 3. MTD over: \$22,571.04
- 4. End of 2023 over: \$108,905.17

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C. These are the items we were over budget on last year in descending order: Cable/Internet - \$35.8K, Insurance - \$20.9K, Water - \$18K, Sewer - \$14K, Admin Costs - \$6K, Electric - \$5K, Minor Roof repairs - \$4.5K and Attorney fees - \$3.9K. In order to avoid an over-budget condition this year, we worked to make all of the budget line items representative of what the true costs will really be. In addition, we added a \$100K operating contingency to recover some of the money we lost last year. Bob Kelly negotiated with Spectrum so we know our actual costs for Cable/Internet this year as well. In addition to the overages, we will incur an increase in insurance costs. This was the primary driver of the increase in monthly assessments for 2024. As always, we will continue to look for opportunities to cut costs in this new year.

VI. Maintenance Report - by Doug Kuchle

1. Doug discussed the vendor signs to alleviate the vendors on the roof. The motion to make new signs has been tabled until we get a cost.
2. Roofs are an ongoing problem, when they leak, we have to fix drywalls.
3. If you have an A/C repair man, must register in the office.
4. Electrical feeder line: the county wants a survey, they have to have the drawings on file. The original quote was about \$27,000, no trees came down, and we saved \$10,000.

VII. Teams Reports by Al and Cheryl

Welcome Team:

We want to welcome the new residents: Garry and Tammy Parson, William Buchart, Kimberly (Katy) Young, Florida Tombaugh and Joanne (Jody) Stagner.

As always, if you run into them, please welcome them to Mission Hills.

Teams and Committee:

1. The Green/Grounds Team: We had a presentation by Arborist Apollo O'Neill from O'Neill Tree Services and some members have also attended another seminar last Friday by John Snow. Some of our crew will be scheduled for Landscape best practices offered by Pinellas County. And, couple of our crew members have attended Fertilizer/Pesticide training. That should help with tree pruning strategies and upkeep for the next year. Those of you who would like to join the Green Team, please come forward.
2. Roofs: An insurance company will offer roof training and those of you who would like to be part of the roof team will be invited. Next year we will be due for roof replacement and we need to be educated and prepared.
3. Buildings: Somebody suggested changing the color of the doors, if this is something anyone feels is something to take on, please contact the board.
4. Finance: We have opened this team as well, if you are interested in forming a finance Team/Committee, please contact the board.
5. A roofing company will offer training, we will advise on this.
6. Somebody proposed to change the color of the front door, if someone wants to take that on, let us know.

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7. Q&A from the last board meeting was read.

Advocacy Team:

1. AI thanked the residents that attended Ryan Cotton, City of Clearwater Fire Fighter on the Fire Extinguishing training.
2. AI mentioned the certificate awards lunch sponsored by Mission Hills residents for the maintenance crew that attended the fire extinguisher training by our vendor.
3. AI is working on CPR training for the future
4. We will apply for the City of Clearwater Neighborhood day on March 23, 2023

VIII. Committee Reports

Compliance Committee - Bob Kelly

1. All letters have yet to go out regarding compliance, they will go out soon.
2. Reminder regarding rules of Flags according to Florida statute and Bylaws
3. Rules were read by Bob and will be posted on the Post, board blast, and bulletin board.

IX. Old Business

1. New dryers to be installed in the south laundry
2. The maintenance crew accepted the award for their Fire Extinguisher training at a lunch sponsored by residents.
3. Cheryl read and made a motion to accept the Motorcycle amendment as it will be on the ballot. Jone seconded it, all in favor. Motion passed.
4. Cheryl read and made a motion to accept the Staggered Elections amendment as it will be on the ballot. Jone seconded it, all in favor. Motion passed

X. New Business

1. Jone made a motion to change the laundry bank account from 5/3 Bank to Achieva Credit Union since 5/3 Bank doesn't accept coins in bags anymore and they ask for the coins to be rolled up
2. Jack made a motion to appoint Ron Stock as a legal assistant to Mission Hills, Cheryl seconded it, all in favor. Motion passed.

XI. Adjournment

Jack made a motion to adjourn the meeting, and Cheryl Seconded it, all in favor. Motion passed. The meeting adjourned at 5:42 PM


Cheryl Acton, Secretary