

1401 Mission Hills Blvd

Clearwater, FL 33759

Meeting Minutes

When: Tuesday, September 17, 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
 - Open, Secretary
 - Ron Stock, Treasurer via Zoom
 - Doug Kuchle, Member at Large

Also, in attendance

- Robert Kelly, Ameri-Tech
- Pledge of Allegiance – Led by Board Member Veteran Doug Kuchle
- Monika Lueking – Neighborhoods Service Coordinator of City of Clearwater
- **Meeting Minutes**
 - Ron made a motion to waive the reading of the Meeting held on July 16, 2024, and vote as written. Doug seconded the motion. Motion is passed favorably, no dissension.
- **President's Presentation**
 - President's Remarks
 - Cheryl Acton introduced Monika Lueking, who is the Neighborhood Services Coordinator for the City of Clearwater.
 - Monika took the floor to introduce herself and to address any concerns the residents have. She made the residents aware that there are several areas in the Gulf area that were scraped to dirt after Hurricane Debbie and the pond debris was thrown up onto the side so that will be redone. The trails at Moccasin Lake Nature Park are fully open from 10am to 5pm

- **Treasurer's Report**

- Mission Hills had revenue of \$265,968.00; their expenses were \$230,395.00 Year to date the revenue has exceeded the expenses by \$206,500. Delinquencies are still high. Total delinquencies are \$28,184.00 compared to last month's figure of \$29,267. Of this amount only two units are not fully paid for the 2022 special assessment. A total of \$973.00 remains outstanding. One has been paying monthly and the other one is in the hands of the attorney for collection. Nine accounts have been sent to the attorney for collections. There's a 15-day grace period but after that, late fees are assessed. Once the account becomes 60 days past due, they're referred to the attorney for collection action and possible foreclosure. There are no exceptions. The Board will never waive late fees and will not agree to any payment plans because that's unfair to many of the members that are paying regularly and doing so on a timely basis. Water and Sewer are over budget as well. At the current time water is currently \$6,000.00 above the budgeted amount and sewer is \$4,600.00 above the budgeted amount.

- **Maintenance Report**

- Doug Kuchle presented maintenance highlights for the property.
 - Doug addressed the storm sewer issue on Saturday, that Bob took care of. Discussion ensued on the topic. The total cost of the job was \$28,000.00.
 - Another electrical line transformer went bad, and Duke came out and a nice engineer is going to donate the cable needed to repair this.
 - Cheryl read the mainland report from Ken detailing the difficulties in August due to the storms. He outlined the repairs and cleanup done on the property. He wanted to acknowledge the Booster Club for their help and cooperation and wanted to express appreciation for the community.
 - Cheryl addressed the issue of roof leaks. Part of the issue is that maintenance men are coming to the property that are not licensed and are not fixing the AC units correctly.

- **Teams Report**

- Cheryl Acton gave a Teams update.
 - New residents were welcomed to Mission Hills.
 - Communications Teams – It has been quiet on the communications side. If something needs to be done in the common area a work order should be submitted.
 - Unresolved Issues – Communication was had with 911, and new signs will be put on the property for emergency teams to find addresses quickly.
 - Beautification Team - Nothing has changed, if you need help with the landscape please ask.
 - Resource Team – The Board is still looking for volunteers. So, if anyone would like to contribute or participate, please let the Board know.
 - The Laundry Room maintenance has been turned over to the maintenance department. So, if any issues arise, please contact Ken. It was discussed replacing all the machines; this will be tabled for another time.

- **Committee Report**

- Robert Kelly updated everyone on compliance notices.
 - Bob explained the process: The homeowner will get the first courtesy letter, and they have 30 days to comply, after the 30 days are up Bob does another walkthrough and the homeowner will get a second letter. The third stage is fining, which the compliance committee was handling. A homeowner defined what the Compliance Committee does.
 - Homeowners expressed their concerns about this policy and how the community handles violations. They are requesting the Board take control of the situation and comes up with a solution.
 - The Board has decided that the policy shall remain the same; the Compliance Committee needs to address all violations. There have been a lot of final notices sent out so the Committee will be very busy soon.
 - If the Board wants to start fining homeowners for non-compliance Bob suggested creating a separate Fining Committee. This would include three homeowners, that are not part of the Compliance Committee. The Board should be aware of the fine before it is issued.
 - The Board agreed that if the Maintenance Department can correct the violation, they will be utilized. Then the homeowner will be charged for the work being done.
 - Bob advised the Board to get direction from their attorney onto how to proceed with enforcing community rules.
 - A specific example that was brought up was unregistered motorcycles. The Board must prove that they are actively and expeditiously working on the problem. The Board has the authority to tow a vehicle if they give proper notice of when the vehicle will be removed from the property.

- **New Business**

- 911 Map study and the need to purchase signs for some streets.
 - Please refer to Teams update.
- Laundry room purchase of new dryer.
 - Discussion ensued about the replacement of the equipment and the legalities of the laundry room locations.
 - Al Robinson made a motion to buy a set (2) of dryers for the South Side for the price of \$3556.10, Doug seconded the motion. All in favor. Motion is passed favorably, no dissension.
- Purchase of Grasshopper for the service department - Doug made a motion to table this item, Al seconded it, all in favor. Motion Tabled.

- **Adjournment**

- Doug Kuchle motioned to adjourn the meeting at 6:46 PM. Cheryl Acton seconded the motion. Motion is passed favorably, no dissension.

Respectfully Submitted by Ruth Dorch

A handwritten signature in blue ink, consisting of the letters 'RD' followed by the number '21'. The signature is written in a cursive, fluid style.