

1401 Mission Hills Blvd

Clearwater, FL 33759

**Meeting Minutes**

When: Tuesday, July 16, 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 Jone Burr:**
  - Cheryl Acton, President
  - Al Robinson, Vice President
  - Ron Stock - Treasurer via Zoom
  - Open, Secretary
  - Doug Kuchle, Member at Large

Also in attendance

- Robert Kelly, Ameri-Tech

Pledge of Allegiance

- **Meeting Minutes**
  - Al made a motion to waive the reading of the Meeting held on May 21, 2024, and vote as written. Cheryl seconded the motion. Motion is passed favorably, with no dissension.
- **President's Presentation**
  - President's Remarks
    - Compliance – Compliance letters have been mailed out, without discrimination regarding who it is. Pressure washing violations have been tabled due to the water restrictions; this will be reinstated once the restrictions are lifted. The next issue is weeds, especially during the rainy season, making it hard to keep patios weed-free. If someone has a violation the Board is diligent in addressing the violation.
    - Signs on Property - A homeowner expressed a need for directional signs on the property. The issue is valid, and it will be elaborated on a little bit in the team's section.

- Front Doors – The Front Doors need to be brown not white.
- Motorcycles on Property – Motorcycles are prohibited on Mission Hills Property per the Bylaws.
- Newsletter Distribution – This will be distributed to everyone unless a homeowner requests not to receive it.
- 4.1 on Google reviews; but this is a 5-star community so please write a good review.

- **Treasurer's Report**

- Ron Stock gave the Treasurer's update
  - In June the revenue was \$256,037.27, and expenses were \$258,517. For the month we were over budget \$2,480. Year to date, we are under budget for \$112,051 which is good.
  - Part of the reason we are over budget for June is that we were short \$22,854 in collecting maintenance fees. Also, the Rec. Bldg Cleaning Service was paid twice, this should balance out in July. Hopefully, residents will be current by then as well. What also affects the bottom line is delinquencies which by now are mounting to \$30,797

- **Maintenance Report**

- Doug Kuchle presented maintenance highlights for the property.
  - Mystery on Phase 8. The Board is still trying to find out why phase eight has no hot water. The Board is getting a new plumber. Discussion ensued about this issue.
  - The new Water Heater on Phase 10 is getting installed today.

- **Teams Report**

- Cheryl Acton gave a Teams update.
  - Signs on property – The Board would like to form a team to address the issue of signs and work towards a solution. If you, if there are volunteers interested in taking this on, the Board would greatly appreciate their help.
  - The Beautification Team has offered help with resident Beautification needs. Please reach out to them if you are willing to help or if you need help.
  - Green Team - Most of the residents know that Arborist Jon Snow conducted a comprehensive study of the property last year, examining each tree individually and creating a report that is posted on the Mission Hills website. If a tree ever needs to be cut down, the green team will refer to the study and verify the condition of the tree before its removal.
  - Clubhouse Team – The Association needs to redo the electrical ceiling of the clubhouse. Quotes have been received but more may be needed. Also, the clubhouse needs to become ADA-compliant. Discussion ensued about ADA compliance and what is involved. If anyone is willing to help with these projects, please reach out. The Booster Club has offered to help with these projects.

- **Committee Report**

- Robert Kelly updated everyone on compliance notices.
  - Next week Bob will focus on the front lawns. The week after he will focus on backyards.
  - Discussion ensued about flowerpots and what is acceptable and what is not. Bob advised the Board to consult with their attorney on this issue.
  - A question was asked about homeowners who get violations but do not reside at Mission Hills. It was suggested that they hire someone to do the work.
  - A question was asked about whether open flame fire pits and charcoal grills were allowed on the property. According to the fire marshal grills must be 10 feet away from the unit. Regarding pen flame fire pits, the Board need to table this for further discussion.
  - A question arose about insurance. Everyone should have a comfort level that the master policy is sufficient for mission goals as a complex. Bob assured the community that the master policy is sufficient.
- **Old Business**
  - Laundry Rates
    - Costs are rising. It will now be \$1.75 to wash and \$1.50 to dry.
      - Al Robinson made a motion to raise the rates of the dryers from \$1.25 to \$1.75. Ron Stock seconded the motion. Motion is passed favorably, with no dissension.
    - Al Robinson needs assistance collecting, bagging, and bringing the quarters to the bank.
    - Discussed using a third party to collect the funds and the Board decided against this since the Association would only receive 50% or less of the profit.
- **New Business**
  - Need Arborist Trees Check Up, possible removal and some trees to be planted
    - Trees have been removed, and there are pockets of no trees, and people want shade. Crape and Myrtle trees are less than \$100.00 and grow faster than Oak trees. More research will be done.
      - Cheryl Acton Al Robinson motioned to spend up to \$1000.00 on trees. Ron Stock seconded the motion. Motion is passed favorably, with no dissension.
  - Need a hard drive for the service department to view online orders, answer board emails, and order items online.
    - The price for the hard drive is \$200.00 and will be purchased immediately.
- **Adjournment**
  - Ron Stock motioned to adjourn the meeting at 5:48 PM. Al Robinson seconded the motion. Motion is passed favorably, with no dissension.

Respectfully Submitted by Ruth Dorch

A handwritten signature in black ink, appearing to read "Ruth Dorch". The signature is written in a cursive style with a large initial "R" and "D".