

1401 Mission Hills Blvd

Clearwater, FL 33759

Meeting Minutes

When: May 21, 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
 - Jone Burr, Treasurer, acting Secretary
 - Ron Stock, Treasurer via Zoom
 - Doug Kuchle, Member at Large

Also in attendance

- Robert Kelly, Ameri-Tech

Pledge of Allegiance

- **Meeting Minutes**
 - Jone Burr made a motion to waive the reading of the Annual Meeting held on March 5, 2024, and the Board Meeting on April 16, and vote as written. Al Robinson seconded the motion. Motion is passed favorably, no dissension.
- **President's Presentation**
 - President's Remarks
 - The president discussed the future of Mission Hills and resident expectations.
 - The current Board makes sure all decisions are ethically based.
 - President remarked on projects currently being worked on in the Community.

- **Treasurer's Report**

- In April, we had a great month! Revenue was \$283,309.06. Expenses were \$261,241.97. For the month, we are \$22,067.09 under budget. Year to date, we are \$91,035.30 under budget! Delinquencies are \$23,742.95 and we have one account being handled by the attorney. Another account was paid for in full after the financials came out. Year to date, we are over on utilities. Water and sewer are over \$7751.49 combined because of long running toilets that were discovered. Legal is over \$4,942.92 this month. This is due to a posting error. Funds for the attorney for the lawsuit should have come from reserves. This was corrected by Ameritech and will be reflected in the May Financials.

- **Maintenance Report**

- Doug Kuchle presented maintenance highlights for the property.
 - Water Restrictions are still in place.
 - Discussion ensued about other projects around the property being addressed.
 - Please do not park on the grass as this can cause irrigation damage.

- **Teams Report**

- Cheryl Acton and Al Robinson gave a Teams update.
 - The president welcomed new homeowners to the community.
 - When a homeowner leaves a message or a work order, please make sure they include their name and phone number.
 - Questions homeowners sent in were read and discussed.
 - Comments were made about submitting work orders through the website. The Board is encouraging homeowners to use it. This allows for quicker response times.
 - A new cleaning company was hired.
 - Please use the shower by the pool to rinse off all oils and suntan lotion before using the restroom.
 - The Association is always looking for volunteers to help within the community.
 - Discussion ensued about fumigation, plantings in the ground, pressure washing, pets, trash bins, and parking on the grass.

- **Committee Report**

- Robert Kelly updated everyone on compliance notices.
 - Issues include moldy patios, patio weeds, and untrimmed bushes.

- **Old Business**

- Laundry Room Update
 - Costs are rising. It will now be \$1.75 to wash and \$1.50 to dry.

- The board is looking at installing a coin machine in the laundry room.

- Proxies – Final Vote
 - Both failed to achieve the votes required.
 - Article XVII: Yes – 137; No – 91
 - Article IV: Yes – 182; No - 46

- **New Business**
 - Cheryl Acton motioned to create tee parking strips on Mission Drive West and by the front wall where the motorcycles are parked. Jone Burr seconded the motion. Motion passed favorably, no dissension.

 - Carports Proposals
 - Proposals were discussed by various vendors.


 - We had two quotes: Owens Roofing for \$23,290 and KEM for \$21,120. Doug made a motion to go with RJ Owens although they are a bit more money, they came through for us on a Carport issue with the City and they do repairs if needed. Right now, we don't have a trusted roofer. Cheryl seconded the motion, motion passed favorably, no dissension.

 - Pet Stations/Rules
 - Tabled until the next meeting.

 - ESA Requirements
 - Tabled until the next meeting.

- **Adjournment**
 - Cheryl Acton motioned to adjourn the meeting at 5:40 PM. Al Robinson seconded the motion. Motion is passed favorably, no dissension.

Respectfully Submitted by Ruth Dorch

A handwritten signature in cursive script, appearing to read "Ruth Dorch".