

1401 Mission Hills Blvd

Clearwater, FL 33759

Meeting Minutes

When: February 20, 2024

Time: 5:00PM

Where: Mission Hills Clubhouse

Mission Hills Board Meeting

- **The Mission Hills Board Meeting was called to order at 5:07 PM**
- **Roll Call of the 2024 Board Members:**
  - John Emberson
  - Al Robinson
  - Jone Burr
  - Cheryl Acton
  - Doug Kuchle - Absent
  - Robert Kelly, Ameri-Tech
- **Meeting Minutes**
  - Cheryl Acton made a motion to waive the reading of the minutes for the meeting held on January 16, 2024, and vote as written. Al Robinson seconded the motion. Motion is passed favorably, no dissention.
- **President's Presentation**
  - President's Remarks – Shifted to New Business
- **Treasurer's Report**
  - Jone Burr gave the January Financial Report. Please see attached for details.
- **Maintenance Report**
  - Cheryl Acton presented maintenance highlights for the property.
    - The Clubhouse will be closed March 7<sup>th</sup> & 8<sup>th</sup> for cleaning.
    - Update was given about roof project.
    - There is an automated system for work orders available now on the Mission Hills website ([missionhillscondos.org](http://missionhillscondos.org)).
- **Teams Report**
  - Al Robinson & Cheryl Acton gave a Teams update.
    - When you leave a message or a work order, please include a name & phone number.
    - Welcome new homeowners.
    - A statement was read regarding the change of board members and the challenges they are working through within the association.
    - Two new dryers have been installed; the board is working on replacing the other broken dryers.
- **Committee Report**
  - Robert Kelly updated everyone on compliance notices.
    - Make sure homeowners are trimming their bushes, however, overall, the neighborhood looks good.

- **Old Business**
  - Vendors sign in front of property
    - Jone Burr motioned to purchase a sign to direct all vendors to register at the office or incur a fine for not doing so (Cost for Sign: \$74.85). Al Robinson seconded the motion. Motion is passed favorably, no dissention.
- **New Business**
  - Alan Wampole – New Candidate Introduction - Absent
  - Tankless water heater for Phase 8
    - An update was given regarding Phase 8.
    - Cheryl Acton motioned to purchase a larger tankless water heater, so more water can go into the tanks (Cost: \$3586.00). Jone Burr seconded the motion. Motion is passed favorably, no dissention.
  - Copier Renewal
    - Cost comparison was made between buying a copier vs. renewing the current contract.
    - Cheryl Acton motioned to renew the current copier contract. Al Robinson seconded the motion. Motion is passed favorably, no dissention.
  - Explanation regarding the recent community petition
    - Discussion ensued about the recent petition circulating throughout the Association.
    - Discussion ensued about a management company's responsibility regarding the Association.
- **Adjournment**
  - Cheryl Acton motioned to adjourn the meeting at 6:18PM. Al Robinson seconded the motion. Motion is passed favorably, no dissention.

Respectfully submitted By Ruth Dorch

A handwritten signature in black ink, appearing to read "Ruth Dorch". The signature is written in a cursive, flowing style.