

1401 Mission Hills Blvd

Clearwater, FL 33759

Meeting Minutes

When: April 16, 2024

Time: 5:00 PM

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**
 - Cheryl Acton - President
 - Al Robinson - Vice President
 - Jone Burr - Treasurer
 - Doug Kuchle - Member at Large

Also in attendance:

- Robert Kelly, Ameritech Property Manager

Pledge of Allegiance recited by Vietnam Vet Dough Kuchle

- **Meeting Minutes**
 - Jone Burr made a motion to waive the reading of the minutes of the board meeting held on Tuesday, February 20, 2024 and vote as written. Al Robinson seconded the motion. Motion is passed with no dissension.
- **President's Remarks**
 - Cheryl Action provided her thoughts on unity in the community and how it is time for all to get along and move on.
- **Treasurer's Report**
 - Jone Burr gave the March Financial Report.
 - In March, we were slightly over budget. Revenue was \$251,752.02. Expenses were \$252,743.34. For the month, we are \$991.32 over. Year to date though, we are \$68,968.21 under budget! Delinquencies are \$13,415.68 and two accounts are being handled by the attorney. Year to date, we are over on utilities. Gas is \$5500 over so we are investigating. Cable/Internet is over each month due to an understated budget forecast from Spectrum. We are working to reduce the plan for the office to help offset.

Safety and Legal are over but will continue to level out. We are also expecting a high water bill for April since a toilet was found running in a unoccupied unit.

- **Maintenance Report**

- Doug Kuckle reported that the carport roofing issue has been resolved. There is a need for an electric instant on water heater to be installed in the corridor to help with the hot water issue.

- **Teams Report**

- Al and Cheryl gave the teams update.
- Josette Clear is a new member.
- If you leave messages with no name or phone number, it is difficult for us to respond.
- There should be no eating in the pool area. A violation letter is being sent.
- We had a \$6,000 water bill because of an empty unit with a broken toilet that was running. This also affects the sewer bill.
- If someone needs a wellness check, please let us know.
- Neighborhood Day was supported by the city of Clearwater.
- Al mentioned that repairs have been made in the south laundry.
- Heather Mills presented the Vial of Life which is supported by Pinellas County. This helps first responders to ID who you are. There is a pamphlet to fill out with your information.
- Vehicles are being Yellow Dotted for expired registrations.

- **Compliance Report**

- Robert Kelly gave an update on compliance. We are starting from scratch and have 199 violations.
- Owners need to replant dead grass, clean up patios, remove weeds and trees that are too close to the building.

- **Old Business**

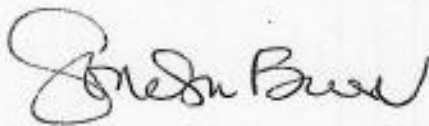
- Al Robinson gave a laundry room update. It could cost us a 10% fee to deposit the quarters in the bank. Fifth Third will no longer take loose coins. Al briefly talked about options to lease or buy new machines. No motions were made to proceed.
- Jone discussed the final settlement with John Prokopovich. John received a check for \$27,333.33 and his attorney received a check for \$13,666.67. This is far less than the one year base salary of \$51,480 + attorney fees he could recover had he won in court.
- Robert Kelly also reported on the Amendments and Proxies. We still do not enough proxies and signatures to pass amendments. The final review will be held at the May meeting.

- **New Business**

- Cheryl Acton made a motion to appoint Ronald Stock to the board. Jone Burr seconded. All were in favor and motion was passed.
- Cheryl Acton discussed the Janitorial Contract Options. Cheryl made a motion to use the vendor that does not require a multi-year contract. Jone seconded, all were in favor and motion was passed.

- **Adjournment**

- Cheryl Acton motioned to adjourn the meeting at 5:36 PM. Al Robinson seconded and motion was passed with no dissention.

A handwritten signature in cursive script, appearing to read "Jone Burr".