

1401 Mission Hills Blvd.

Clearwater, FL 33759

## **Proposed Meeting Minutes**

When: **Tuesday, February 18, 2025**

Time: 3:00PM

Where: Offices of Ameritech, 24701 US Highway 19 N., Clearwater, FL 33769

### **Mission Hills Board Meeting**

1. The Mission Hills Board Meeting was called to order at 3 pm.

Roll call of the 2025 Board Members by Pat Banning:

\*Pat Banning, President

\*Rod Halvorson, Vice President

\*Ron Stock, Treasurer

\*Lisa Schlechty, Member at Large

Also in attendance:

\*Michael Diorio, Property Manager

2. President's Remarks

\*Pat gives brief statements regarding holding meetings at Ameritech that follows into executive session.

\*Meetings will resume at clubhouse; a day change is possible.

3. Pat moves to first item on the agenda:

\*Approval of the meeting minutes.

\*Rod suggested a motion to dispense with the reading of the minutes, and accept the January 21<sup>st</sup> and January 30<sup>th</sup> Board Meeting minutes as written.

\*Pat motions to accept as written. Rod seconds the motion.

\*Pat confirms motion passes.

4. Pat moves to new business.

\*Introduces Michael Diorio. New property manager for Mission Hills. Michael gave a brief background.

\*Pat discusses office personal changes; including roles, hours, ordering, working together with maintenance. Introduces Alexis Sesto as office manager.

\*Gives short explanation of Ameritech employees.

5. Pat moves to Ron for treasurer's report.

\*Ron: January revenues exceeded expenses. Revenue was \$288,460 and expenses were \$254,466. A difference of \$33,994

\*80% of owners have corrected the January COA fee.

\*Fee reminder: \$22.74 for 1/1, \$28.48 for 2/2, \$26.70 for 2/1, and \$26.90 for 2/1 Specials.

\*7 accounts are with the attorney for collections.

6. Pat moves to Rod for Vice President's Report.

\*Rod refers to January 30<sup>th</sup> minutes about Mike Murphy, Spectrum Independent Negotiator.

\*Contract begins 1/1/2026

\*Confirms contract did not get the additional increase from original proposal.

\*Association is getting a \$144,600 check for a 5-year contract.

\*New contract has a basic cable, internet, broadcast fee, and tax rate reduction of \$9.61 per unit per month. Saving \$55,584 per year.

\*Current contract has an increase of 5% per year, the new contract will be lowered to 4% per year.

\*Pat mentions increase in channel package.

\*Rod explains clubhouse managed wi-fi.

\*Lisa explains the benefit of the new deal and why it is good.

7. Pat moves to the next agenda item, lawnmower approval of bids and purchase.

\*Lowest bid is \$19,814.28

\*Pat makes motion to purchase. Lisa seconded and it passes unanimously.

8. Pat moves to next agenda item, approval of laundry room.

\*Laundry rooms are not being cleaned. They were not in a contract with any cleaners.

\*Pat moves to add cleaning of laundry rooms to Emerald Cleaners contract. To be cleaned once a week, adding \$100 a month to contract.

\*New contract will be \$1000, instead of \$900.

\*Ron moves to approve Pat's recommendation. Rod seconds the motion.

\*All in favor: It passes.

9. Pat moves to discuss laundry contract changes based on bid from Industrial Cleaners.

\*They want 50/50 profit share in exchange for new machines and maintenance.

\*If the Association doesn't make a minimum monthly amount, must pay the difference.

\*Pat is not in favor of this contract and she moved to deny the proposed contract. Lisa seconds motion.

\*All in favor: Motion is denied.

10. Pat moves to next agenda item, planning of future meetings.

\*Lisa made a motion to hold quarterly Board meetings. Suggests a quarterly meeting, followed by two weeks of question time to then be answered at a town hall meeting.

\*Ron brings up comment box and bringing back DocuSign. Sharing all contracts with the members. They are unaware of purchases.

\*Pat elaborates: Add expenses to the agenda.

\*Pat states six (6) formal meetings a year, meetings as needed for special items, and a town hall for open forum.

\*Pat motions to move regular meetings to the 2<sup>nd</sup> Thursday at 6PM, every other month.

\*Lisa seconds.

\*Motion passed.

11. Pat moves to close the meeting to public to go to personal discussion.

\*Rod suggests to rephrase to: "Adjourn regular meeting and call to order an executive session for conversations about personnel and legal."

\*Lisa seconded the motion.

\*All in favor: "Aye."

Meeting adjourned, the zoom was ended.

Respectfully submitted by Lexi Sesto and edited by the Board