

1401 Mission Hills Blvd

Clearwater, FL 33759

Meeting Minutes

When: Tuesday, January 7, 2025

Time: 2:00PM

Where: Mission Hills Clubhouse

Mission Hills Board Meeting

- **The Mission Hills Board Meeting was called to order at 2:05 PM by Rod Halvorson.**
- **Roll Call of the 2025 Board Members:**
 - Rod Halvorson, Vice President/Acting President
 - Ron Stock, Treasurer
 - Pat Banning, Secretary
- Also, in attendance
 - Robert Kelly, Ameri-Tech
 - Pledge of Allegiance
- **Meeting Minutes**
 - Pat Benning made a motion to approve the minutes, as amended, of the meeting held on November 19, 2024, and vote as written. Ron Stock seconded the motion. Motion is passed favorably, no dissension.
 - Ron Stock made a motion to approve the minutes of the Emergency Meeting held on October 7, 2024, and vote as written. Ron Stock seconded the motion. Motion is passed favorably, no dissension.
- **President's Remarks**
 - When homeowners speak at Board Meetings the Board would like the homeowner to state their full name and property address before proceeding.
- **New Business**
 - Pat Benning made a motion to move the agenda items around, to reverse the order of 5 and 7, appointing new Board Members before organizing the Board. Ron Stock seconded the motion. Motion is passed favorably, no dissention.
 - Appointments to the Board

- Ron Stock made a motion to appoint Lisa Schellifi to the Board. Pat Benning seconded the motion. Motion is passed favorably, no dissension.
- Lisa Schellifi introduced herself to the Association.
- Acceptance of Cheryl Acton's Resignation
 - Ron Stock made a motion to accept Cheryl Acton's resignation from the Board. Pat Benning seconded the motion. Motion is passed favorably, no dissension.
- Organization of the Board
 - Rod Halvorson made a motion to nominate Pat Benning as President. Lisa Schellifi seconded the motion. Motion is passed favorably, no dissention.
 - Rod Halvorson made a motion to nominate Lisa Schellifi as Member at Large. Ron Stock seconded the motion. Motion is passed favorably, no dissention.
 - Pat Benning: President
 - Rod Halvorson: Vice President
 - Ron Stock: Treasurer
 - Lisa Schellifi: Member at Large
- Consideration of Two Cox Air Conditioning Repairs for the Clubhouse
 - The 1st needed repair is covered under Cox's warranty. This saved the community \$1600.00.
 - The 2nd repair, the part is covered under warranty, but the community is responsible for the labor costs. Ron Stock made a motion to approve payment in the amount of \$1720.00 to Cox Air Conditioning for the labor of the repair. Lisa Schellifi seconded the motion. Motion is passed favorably, no dissention.
- Adoption of a Vetting Policy
 - The Attorney advised the Association that they cannot deny someone to rent or own due to a felony. The Board had to be specific about the crimes that were committed and the time that had passed since the crime was committed. The Board has drafted a document stating that if a possible homeowner/tenant has a third-degree felony, within five years, they will not be approved. The Board will not approve someone with a second-degree felony, within 15 years. The Board will not approve someone with a first-degree felony, within 35 years. The Board will never approve someone with a capital crime.
 - Ron Stock made a motion to accept the new vetting policy. Lisa Schellifi seconded the motion. Motion is passed favorably, no dissension.
- Security, Consideration of Hiring Security Personnel
 - The Board has noticed activity around the community, during late night hours, when the police have been called.

- The Board has discussed hiring someone to patrol the area, during certain times. The police understand and realize what is going on. They are now actively driving through the community more often.
- The Board would like the community's thoughts on this subject before deciding to hire someone.
- Discussion ensued between the Board and the homeowners. Most of the community does not want to hire a security company. The community would like to rely on the police to monitor the activity on property.
- Consideration of Items for the Next Bard Agenda on January 21, 2025
 - Bait stations and a new contractor will be discussed at the next meeting.
- Other Business
 - Ron Stock made a motion to add all three Board Members, who are not currently signers of the Valley National bank account, to be added as signers. Pat Benning seconded the motion. Motion is passed favorably, no dissension.
- **Adjournment**
 - Ron Stock motioned to adjourn the meeting at 2:43 PM. Pat Benning seconded the motion. Motion is passed favorably, 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".