

1401 Mission Hills Blvd

Clearwater, FL 33759

Meeting Minutes

When: Tuesday, January 21, 2025

Time: 5:00PM

Where: Mission Hills Clubhouse

Mission Hills Budget/Board Meeting

- **The Mission Hills Board Meeting was called to order at 5:02 PM**
- **Roll Call of the 2025 Board Members by Rod Halvorson:**
 - o Pat Benning, President
 - o Rod Halvorson, Vice President
 - o Ron Stock, Treasurer
 - o Lisa Schlechty, Member at Large

Also, in attendance

- o Robert Kelly, Ameri-Tech
- o Pledge of Allegiance
- **Meeting Minutes**
 - o Pat Benning made a motion to waive the reading of the Meeting held on November 22, 2024, and vote as written. Ron Stock seconded the motion. Motion is passed favorably, no dissension.
 - o Pat Benning made a motion to approve the minutes from the January 7, 2025, meeting, as amended. Ron Stock seconded the motion. Motion is passed favorably, no dissension.
- **President's Remarks**
 - o Uniformity in the community is very important. Those with white doors need to paint their doors brown.
 - o Many patios need cleaning and weeding. If you need help maintaining your patio, please reach out to someone to help.
 - o Visitors are only allowed for 3 weeks, every 6 months.
 - o The Board wants to ensure that all the homeowner records are accurate and that all people and pets are registered, vetted, and allowed.
 - o Please make sure all homeowners are abiding by the 20-mph speed limit.
 - o The Board is thinking about doing the formal meeting less frequently and doing a town hall-style meeting in between. This would allow more homeowners to be more involved in the community.

- **Treasurer's Report**
 - Revenue for the month totaled \$348,000.00. \$93,000.00 of that figure was due to insurance proceeds.
 - Expenses for the month totaled \$271,000.00.
 - YTD Revenue is \$3,258,000.00. And Expense incurred are \$3,089,000.00. So, the Association is under budget by \$168,000.00. Most of this amount will be added to the Reserve funds.
 - Delinquency figures have not changed since last month.
- **Maintenance Report**
 - 95% of all shingles on condo fronts have been replaced.
 - The Clearwater fire department came and inspected all extinguishers, and everything passed.
 - Phase 3 electric has been reconnected; phases 5 & 9 are being worked on.
 - Please do not put in repeated work orders for the same project. The list of work orders is long, and the crew is trying their best to get through them.
 - Two trees will be removed from the property.
 - An update on tree trimming and landscaping was given.
- **Acceptance of Couch Pest Control as the New Preferred Rodent Removal and Pest Vendor**
- **Move to Request Letter of Engagement to Retain Greenberg Nikoloff Law Firm as Counsel to Mission Hills**
 - Discussion ensued about why the Board has decided to retain Greenberg Nikoloff Law Firm as Counsel to Mission Hills.
 - According to the contract the Association will be billed hourly. The fees are lower than the Association's current council.
 - Ron Stock made a motion to retain Greenberg Nikoloff Law Firm as new Counsel to Mission Hills. Pat Benning seconded the motion. Motion is passed favorably, no dissension.
- **Presentation by Bob Mitchell, Owner of the Mitchell Agency, on Commercial Insurance at Mission Hills** - This has been rescheduled to a later date.
- **Remarks by Monica Lucking, Neighborhood Services Coordinator, City Manager's Office** - This has been rescheduled to a later date.
- **Adjournment**
 - Pat Benning motioned to adjourn the meeting at 5:44 PM. Ron Stock seconded the motion. Motion is passed favorably, no dissension.

Respectfully Submitted by Ruth Dorch with edits from Board members