

BROOKSIDE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
ANNUAL OWNERS MEETING
MINUTES
FEBRUARY 16, 2017

CALL TO ORDER

The meeting was called to order at 6:02 PM.

INTRODUCTION OF BOARD MEMBERS

Betty Hooper, David Bryant, Mike Lane, Jerry Lenox, Karen Reardon, Pat Isler, Mathew Hooper introduced themselves. All owners present introduced themselves.

QUORUM ANNOUNCEMENT

Mike Lane reported that with 16 owners represented in person or by proxy, a quorum was present.

ELECTION OF 2017 BOARD OF DIRECTORS

The slate of nominees who volunteered to serve is as follows: David Bryant, Betty Hooper, Mike Lane, Jerry Lenox, Karen Reardon, Mathew Hooper and Pat Isler. We had two nominations from the floor: Dawn Hawthorne and Dale Boswell. At this time it was requested for all ballots to be turned in. The voting resulted in the 2017 Board as follows: Betty Hooper, David Bryant, Mike Lane, Karen Reardon, Mathew Hooper, Dawn Hawthorne, and Dale Boswell, Pat Isler and Jerry Lenox.

2016 ACCOMPLISHMENTS

- **Gutters Cleaned Out**
- **Pressure Washing of Units** - Betty indicated this project will be budgeted and done annually.
- **Paid off Siding Loan**
- **Gulf Power Lights Installed** - One at the end of Brookside Court and one at the end of Brookside Place. David reported that the City has a grant program and we have been able to do several projects around the property; mailbox structure, entrance sign, the dog waste stations, security lights, and tree planting.
- **Signs:** Karen reported that the several signs were put up this year. The Board plans to have the same design for signs throughout the community. The new signs included:
 - Private Property, No trespassing, and No Soliciting sign at right entrance,
 - Pool gate sign, and
 - No Trespassing sign down by the creek.

GUEST COMMENTS:

- Faye Klimuszko requested if we could have more communication when things are happening throughout the neighborhood and with the lawn care company. She suggested a lawn care liaison for owners.
- Sonja Miller indicated that she was having repairs at her units, and felt the vinyl siding was poorly installed. She also reported that the bushes are coming up from the creek. She was also concerned that residents are leaving trash on their front porches.
- Anne Marie had a question concerning the privacy fence along HillBrook. She requested that the broken tow-away signs either be replaced or removed, as they were damaged and unsightly.
- Dale Boswell reported that the lawn care company sometime blows stuff on the vehicles and up to the doors. He also had a concern with them cutting the banana trees to the ground. He also stated there is a lot of trash behind his unit. He also reporting dogs running loose throughout the community.
- Liz Simpson reported that the ground is sinking between 4257 and 4259.
- Dawn Hawthorne expressed concern about vines growing on/into the retaining wall which could potentially compromise the wall if they were not trimmed.
- Garth Kleckner spoke regarding the tennis courts he would like to see it repaired. He felt this amenity increases our property values and should maintained on a regular basis.

2017 GOALS/TOPICS:

Tennis Courts: The board members discussed the condition of the tennis court, which has been in the community since Brookside was built in 1983. The ground underneath continues to give way, possibly due to water flowing underneath the court into Carpenters Creek. It is starting to erode in the Northeast corner. It is currently locked as it is a liability issue and it is not safe to play on. The cost for fix the court is around \$8,800. The Board wanted to bring the issue to the membership. The majority of the owners present at the meeting want the tennis courts to be repaired and maintained.

Roads and Sidewalks: David reported now that the siding loan is paid off the next major need of the community to be addressed is roads and sidewalks. He estimated it would be in excess of \$150,000 to make the needed repairs. We can either take out a loan to make the repairs now, or save up the necessary funds and make the repairs in 4-5 years. After discussion, the majority of the homeowners are in agreement to get a loan and have the roads done now.

Continue to PCP Grants: David reported that we will continue to seek grants. HOAs can apply every 2 years. Owners were asked to think about what projects they would like for the Board to pursue with potential grant funds. Ideas brought forward included: additional dog waste stations, recycling dumpsters, and another light at the entrance.

Continue to Fund Reserves: David reported that he will be posting an updated reserve schedule on the website.

Clean up of Front & Back of Units: Betty reported that she, David, Kim, and the lawn contractors did a walk around the property and that the area behind some units was terrible and needed to be cleaned up. We will be sending out a letter to all owners requesting that they clean up the back of the units. We will be bringing in an amnesty dumpster this year which should help owners to clean up the back of their units.

FINANCIAL REPORT

2016 Financial Compilation: David Bryant reviewed the year-end compilation report and the reserve breakdown.

ADJOURNMENT

The meeting adjourned at 7:29 PM.