

Board meeting Tuesday, April 16, 2024

Meeting was called to order at 6:00 PM present board members Nick Lang, Del Pearce, Frando Patterson, Greg Miller, Kelli Martin. Proof of notice of meeting was posted at Eastside entry and West side entry agenda was emailed to residents.

Financial report given by Glenn-report available upon request. Four accounts currently in collections beyond the 60 day grace.

Management report provided by Kena Brown- The community is currently operating according to budget. An unexpected expense for Hoover bypass system of current well system in the amount of \$6800 had to be spent to restore irrigation on the Eastside of the community.

Old business

Front gate entryway system a comparison between current system Envera and ButterflyMX the price structure was discussed by financial manager with a synopsis of 18 month interest payment plan, possible assessment or self-funding option through reserve. The HOA pays upfront from Reserve account and repay over an 18 month payment plan that would incur no interest. Several question by board members about reliability of butterflyMX, concerns with touch screen, with parts replacement and service agreement. Survey the community in reference to changing of software much discussion from residents in reference to cost savings, options on alternate camera systems when Envera Systems removes their camera system. Two proposals were provided to the board to discuss. The community currently has \$15,000 slated for additional cameras those funds will be used to replace the Envera system cameras at the front entry gate and to add a camera near the pedestrian gate at the Publix entry of the community. After discussing and considering the comments by residents, a brief poll was taken of the 20 residents present at the meeting. 16 residents in favor of ButterflyMX, two residents wanted to remain with current Envera System, two residents voted to have and no gate system at all.

It was determined to allow an additional 2 weeks to review ButterflyMX system, to provide a community survey and visit other communities. The cost for new equipment is \$45,310.50 and software cost of \$9,195.00 yearly. The current Envera System is \$4000,00 monthly and would require an \$30,000.00 upgrade. The board of directors are working within their fiduciary responsibility to find cost savings and better software systems for gate entry to ensure the residents that they're being cost cautious while making decisions for the betterment of the community.

A proposal was submitted by Security Systems and More in the amount of \$7587.37 to replace the cameras at the front gate system that will be removed upon signing a new contract with

ButterflyMX , this price also includes a camera near the pedestrian gate going to Publix there is also an allowance of roughly \$1000 for any electrical upgrades that may need to be done during this process this item has already been budgeted.

In the event that the board of directors elects to move forward with ButterflyMX the consideration of funding the project through reserves so we're self-funding instead of acquiring a loan with interest and financing fees the reserve would be repaid within a course of 18 months.

The board of directors were given a copy of the Community's Declarations to review and determine what modifications need to be made or aligned with the current state of the community through an amendment process. Each board member will have an opportunity review and make recommendations to discuss for possible changes. In an effort to make necessary changes to increase the consistency within the declarations.

Two proposals were submitted for upgrading the website; the options were submitted by K. Nicole Studios a basic package in the amount of \$250 for web redesign and a monthly fee of \$20.00 with a total of \$490.00 , second proposal was a premium web redesign which gave individual homeowners portals that they could sign up for and retrieve account information and complete forms. The price was \$475.00 with the \$20 monthly maintenance fee given a total of \$715.00 A **motion** was made by Greg to move forward with a basic website in the amount of \$490.00, motion was seconded by Frando, motion carried unanimously with Kelli abstaining. A **motion** was made by Nick to move forward with the premium package, motion seconded by Greg motion failed with Frando abstaining, Kelli abstaining, Del abstaining, motion did not pass. Board wanted to make sure that all rights to the website and hosting sites will it be owned by the HOA.

New Business: Included community maintenance project which includes repair or replacement of street signs and new post, that were damaged over the years. Reflectors for the roadway and pavement that are missing for safety concerns. The general maintenance items will come from operating budget. Grass will not be replaced until we can ensure that the irrigation is working properly.

Member comments:

1. Resident shared concern with alleyway parking on for odd and even days a time frame to be designated
2. Member requested access to residents' e-mail and phone number to form a directory several additional members had concerns because they did not want to share their information.
3. Members were interested in a community garage sale it was suggested to form a committee.
4. Discussion about parking enforcement also concerns about the ratio of renters versus owners

Motion made by nick motion seconded by Kelly to adjourn the meeting at 7:37 motion carried unanimously.

Board Meeting April 30, 2024

Meeting was called to order April 30, 2024, at 6 PM by present board members Kelli Martin, Frando Patterson, Nick Lang, Del Pearce, and Greg Miller.

Motion made by Keli to approve the meeting minutes from April 16th motion second by Greg Miller motion carried unanimously.

No financial report was provided due to the previous meeting being two weeks prior. Property manager provided an update on the research that was completed on ButterflyMX.

At previous meeting, the Board of Directors required more time before deciding to proceed with a new company. The Board wanted to complete more research on ButterflyMX

Motion made by Nick to proceed with a contract with ButterflyMX motion, second by Greg. Motion carried unanimously. (Kelli was a little hesitant due to concerns of future issues with new software.)

Motion made by Kelli to end the contract with Envera Systems motion second by Nick motion carried unanimously.

Motion made by Greg to move funds from reserve account to pay for ButterflyMX and to repay within 18 months back to Reserve account, motion second by Del, motion carried unanimously.

Kelli will organize a garage sale for May 18th for community.

Motion made by Kelli to adjourn the meeting at 6:17 PM motion second by Nick carried unanimously.