

Glenmoor Trail Homeowners Meeting
November 12, 2024
Minutes

Heidi began the meeting at 6:03 PM.

BOD in attendance: Heidi, Steve, Mike, Cliff, Maria, and Deb

Community Members: Steve and Robyn T, Michael and Jillian D, Michael R, Margaret B, Adrienne B, Paul M, Mary S, Christopher C, Megan H, Paul and Carrie F, Donald and Patricia S, Dennis J, Shane and Amber W, Joyce B, Daniel C

Heidi began the meeting by recognizing the veterans in the room. She identified Fleet Marine Force corpsman (Scot Reid, and not present Ed Schaier and Steve Pearce), Nurses (Steve Brown, and not present Margy Brown, Gina Pearce, and Lauren Lazzaro), and others present at and absent from the meeting. Thank you all for your service!

Open BOD position: Heidi provided an explanation regarding this position. She explained that Kim moved to another part of Florida and had to resign from her position. Maria became the interim treasurer. Maria has been very thorough by analyzing the reports for previous years. She discovered various aspects that the group needed to address. She discovered the HOA has not filed previous tax returns. Luckily, an accountant filed the returns for \$25.00.

Heidi asked if there was anyone in the audience that would be willing to become the treasurer for the remainder of the term. She asked the group if anyone knew of a person that was interested in this position. Jillian Donahoo volunteered to become the treasurer. Jillian then joined the BOD at the table.

2025 Budget: Once the new board was seated, Maria stated there were six residents that were delinquent with HOA dues. Heidi consulted an attorney

to determine the necessary steps in recovering the dues. The residents received a letter stating they were delinquent. A follow up letter was sent. As of November 12, 2024, only 1 resident is still delinquent in dues.

Heidi provided the people in attendance a copy of the proposed budget and provided an overview of the document. She discussed each line item of the budget. She noted that some items have a zero amount. This is due to no longer needing that item. For example, bank fees- we no longer have paper copies, so there is no fee. She explained the difference between operating and reserve funds "operating funds" are used for day-to-day expenses like regular maintenance, utilities, and landscaping, while "reserve funds" are set aside as savings to cover large, infrequent costs like major repairs or unexpected emergencies, essentially acting as a "savings account" for the community. This is a direct result of Hurricane Sally and the repairs that were needed. Cliff explained how Patrick was chosen for landscaping. There were three proposals. Heidi stated the BOD developed a RFP for any type of vendor work.

Dan asked a question regarding the cost of landscaping. Cliff and Deb explained the new items Patrick will be responsible for based on the RFP. Deb stated Patrick will add flowers, maintain mulch, pruning, edging and cutting the grass.

Heidi provided information regarding hiring an attorney. She stated the cost was due to the proxy. Currently, we need 90% of the voting community to approve the proxy. There was a question regarding fines, and would it cost more in attorney fees than the actual fine. Heidi used the example of the delinquent dues. Maria asked if the fines could be added to their annual dues. Heidi stated yes.

According to Florida law, the fine committee will issue fines and report to the board. The board must accept the decision the fine committee has made regarding a particular fine.

Cliff explained the sprinkler system and cost. Deb mentioned that now Patrick must inspect the sprinkler heads once a month and report to Cliff or Mike.

Tree work: Trees will be trimmed back throughout the year.

Website: The cost to maintain the website and retain the domain name. Deb will place the URL on Facebook.

Heidi highlighted the reserve information. Heidi stated the prior group was on auto pilot.

Scot made a motion to approve the budget as presented. Adrienne second the motion. No one opposed the 2025 budget as presented. The 2025 budget passed.

Dues increase: A lively discussion occurred regarding dues and special assessments. Heidi explained how the current structure of collecting dues gave the community a false sense of the amount of money we had in the budget. Heidi stated we are considering sending dues invoices in January and collection by February. This will ensure the amount of money reflects the budget.

Heidi shared the amounts with the group and the revenue each amount would create.

The topic of a special assessment occurred. People expressed their concern regarding this matter. They stated that it would be stressful if they are dealing with a tragic event, their own repairs, and a special assessment. Robyn gave reasons why a special assessment is not positive. She would rather pay more in dues than have a special assessment.

Paul and Pat both stated how wording is very important when explaining to people why there needs to be an increase in dues. Someone suggested if a payment plan can be implemented.

Dan stated he would rather have the dues make up the deficit in the reserve fund, than having dues and a special assessment. There was a suggestion of making dues \$400.00.

Mike stated he has received proposals for the trail repair. He stated the cost is due to tree stump removal, creek repair and general trail repair.

Dan stated he did not believe the trail in its current state is a hazard. Homeowner feedback: Heidi asked the group if they had any suggestions for future activities that would improve our community. She asked for a list of students that are in need of community service hours. She mentioned the next major event will be the Easter Egg hunt followed by a cook-out. Someone in the audience stated how much they enjoyed the cookout, and it was a great way to get people together. Heidi mentioned that the board paid for the items at the cookout. There were no comments regarding activities.

Scot made a motion to adjourn the meeting. Robyn seconded the motion. All were in favor, and the meeting was adjourned at 7:41 PM.