

December 2017

Browns Farm HOA Board Meeting Minutes

Dec. 12, 2017

Attendance: Kirk Mays, Scott Boetig, Karen Grattafiori, Durland McCaslin, Pete Hilbig and Denise Hinds.

Numerous homeowners were present but not enough for a Quorum (47).

The December meeting is the Annual Meeting which includes the yearly overview and nominations for new Board Members.

Kirk Mays, President, briefed everyone about the storm damage to the common property. Damage was limited to a few trees at the tennis courts. Denise explained this is not covered by insurance.

Since a Quorum of 47 homeowners is not present, Denise advised the meeting cannot be "official" for elections. Board members will be appointed by interest by Kirk Mays, President. Kirk collected names and interest areas for some of the homeowners present for further consideration. There is a need for ARC members and some new Board members such as Clubhouse, Social, Pool Help & Playground.

Denise Hinds gave a detailed Budget Report and explained many items. Overall the Neighborhood is in good shape financially. Pool budget was way over due to new pool covers carried as a current expense instead of a reserve item. County requirement for hot showers is not valid due to Grandfather clause unless major renovations are done for the pool house.

Some homeowners questioned why Browns Farm is not paying for the fence along Due West Rd and Holland Rd. Denise explained that the fence does not belong to Browns Farm and therefore cannot be maintained by Browns Farm.

Kirk gave a detailed recap of the history of the Fence debate over the last two years. Denise confirmed that compliance letters will be sent to the Fence owners. The homeowners who are affected are not happy.

Nominations: Did not happen due to lack of Quorum, however some homeowners provided their names and interests for Board positions.

Misc.: a. Mailbox painting for the entire neighborhood has been tabled.

b. There is a concern about whether the neighborhood can limit the number of rental properties or not.

c. There was a discussion on Volunteerism.

d. There was a discussion that many newer homeowners are not conforming to the Deed Restrictions (or are unaware of them)

Clubhouse: The Clubhouse was painted, and it looks good.

Social: The Christmas party was very good.

Meeting adjourned at 8:55pm

