

BOARD MEETING MINUTES FOR MOORE POND HOA – BOARD OF DIRECTORS

I. MEETING DETAILS

President/Chairperson: Rachel Bowden
Secretary: Jennifer Edwards

Date: 05/22/2023
Time: 6:00 PM

Location: Northside Community Center
Street Address: 8005 Oak Grove Rd.
City: Tallahassee
State: FL. Zip: 32312

II. ROLL CALL.

The following Board of Directors were present, constituting a quorum:

- Rachel Bowden (President)
- Jennifer Edwards (Secretary/Treasurer)

In attendance: Danny Hayes (HOA manager). Garvin Bowden; Sonya Deen Hartley; Mr. Ansley; Mr. & Mrs. Wright; Mr. Wilson (residents).

III. CALL TO ORDER.

Mrs. Bowden called the meeting to order at 6:07 PM.

IV. OPENING REMARKS/DISCUSSION.

HOA has a savings account and a checking account at two different banking institutions. Recommendation is to find out rates at different banking institutions and move accounts to the same banking institution.

Several residents in attendance addressed safety concerns with landscaping debris piled up in roadway areas and not picked up timely. It was recommended that when this occurs, residents should report to HOA management company so that they can address.

Question raised about whose responsibility it is to maintain grass areas between roadway and property/lot lines (20ft. area between). Mr. Hayes was unsure about classification of this space—whether easement, private property, city, or HOA property. Mr. Bowden recommended that HOA management company examine Moore Pond Subdivision map/plat to determine boundaries.

Across from 6248 (Edwards' home) the lamp post glass is broken and needs repair. Mr. Hayes made note to address.



Mr. Wright inquired about HOA Board's agreement (from 3 years ago) to repair broken fence bordering his property and homes on Meadow Ridge Drive as this still has not been addressed by HOA management company. He asked Mr. Hayes when this would be remedied. Mr. Hayes did not recall this agreement and will look back at meeting minutes and follow up with Mr. Wright.

V. NEW BUSINESS.

Mrs. Bowden made motion to move into Executive Session and it was seconded. Mr. Hayes was excused from the meeting, residents and Board of Directors remained.

Mrs. Bowden addressed ongoing concerns with Mr. Hayes' performance (of Kirby Management) as HOA manager. Having served on the Board for the past 4 years (as VP and now President), she mentioned previous concerns with Mr. Hayes' performance. Initially adopting a "wait and see" approach when she was elected President, she cited ongoing issues with communication/lack of responsiveness, professionalism, resident complaints, and follow through with Board directives. She believes a neighborhood of our caliber deserves a professional HOA management company. She has vetted two different HOA management companies and sought proposals from each. She would like to use her remaining time on the Board to transition to a new management company, as her intention is to leave this Board and our community better than she found it. Mrs. Bowden then opened the floor up for discussion to seek input from the residents.

Each resident spoke and echoed Mrs. Bowden's concerns:

- Mr. Wilson said the HOA management company's response time is lacking when communicated with, cited an issue with culverts/spillways and leaf/tree debris not being addressed timely, and agreed with unprofessionalism of current company.
- Mrs. Deen Hartley stressed fact that our community needs a professional to handle the issues, is not pleased with how management company communicates with residents, agrees with unprofessionalism of current company, and believes that our community should be able to depend on its management company (provided example of asphalt damage issue that was raised over a year ago, which City was responsible for, and management company failed to ensure was repaired, until recently following up with management company). Stated that the HOA management company's responsibility to ensure that issues raised by residents are adequately addressed/handled responsibly.
- Mr. Ansley thanked Mrs. Bowden for raising this issue with the Board and taking initiative to address on behalf of our community, as he echoed previously mentioned concerns and is also displeased with how things have not been adequately handled and/or handled inappropriately. (combative/confrontational with residents/fails to seek consensus). Believes that HOA fees are too high to employ an unprofessional company.
- Mr. Wright stated that there are so many issues that are not addressed. When he contacts the management company, there is never a reply/nothing is done. Stated that having to call 5x before getting any type of response is unacceptable, and previously lived in Killlearn Estates and their HOA was easy to deal with and professional.

After all residents spoke, Mrs. Edwards stated that while her time serving on the Board has been brief, this transition period as a new Board member has not been ideal as she has received little help from the management company. She concluded, stating Mrs. Bowden has served our Board and community well over the past few years, and after hearing feedback from residents, Mrs. Bowden had her support in this initiative.

A Board vote was taken on the proposal to remove Kirby Management and employ a new HOA management company, and the measure passed.

Mrs. Bowden to provide the Board with both proposals she received so that they could determine which company to employ.

VI. OTHER ITEMS.

There was a question regarding our community's Covenants and Restrictions revision process. It was mentioned that these were recently "renewed" or preserved, as required by FL law every 30 years.

VII. ADJOURNMENT.

Motion was made and seconded to adjourn at 7:08 PM.

Minutes submitted (electronically) by: Jennifer Edwards, *Secretary/Treasurer*

Approved (electronically) by: Rachel Bowden, *President*