

Citrus Cove HOA Meeting

April 23, 2016 9 AM Saturday

The meeting was called to order by President Brandon Welch. Brandon proceeded to explain the reason the water would be turned off soon after the meeting was over. On Thursday a water main on Satsuma had broken. Brandon and David had put a temporary “bandaid” on the pipe, but had plans to do a permanent repair this Saturday morning.

The next order of business was concerning the possibility of taking a loan to pay for a new holding tank, to cover the tank with a carport, and to finish project with new safety fencing. Jeff Avery and his wife had lots of questions concerning the HOA’s right to take a loan, etc. It was eventually discovered that they had not seen the Survey which had been sent out with bills in February, in which the finance committee attempted to find out how homeowners felt about having to pay an assessment of \$800 to \$1000 vs. us taking out a loan for the repairs. Brandon then explained the survey, and Claudia gave the results of the polling. We had 24 Surveys returned, in which there were four homeowners who would opt for paying the assessment. There were 3 homes who voted for either options, and the other 17 had all preferred the idea of getting a loan. Once it was clear that we had made every attempt to get as many opinions as we could, and that it was not simply the officers coming up with the plan to take a loan, Jeff and Mrs. Avery felt better and understood our process. (A copy of the Survey was later hand carried to the Avery’s by Claudia so they could be included in the vote).

Brandon then proceeded to read the original Guideline concerning collecting an assessment. It reads currently as follows:

6. In case of a major repair and/or if funds are not available for normal operating expenses, each customer will be notified as required for a special meeting to resolve the funding issue. Assessment will be made as agreed by at least two thirds majority of the connected, non-delinquent customers. Payment is to be made to CCHOA as agreed and passed in the special called meeting.

Brandon then read the proposed Addendum as follows:

If the Assessment is voted against, and the repair is critical to the water service operation, the CCHOA shall have the authority to seek out and secure a loan from a creditable establishment. The loan details should be provided to each connected household.

Some discussion, in which some more exact details of the project were shared, followed. It was reported that the quotes for the new tank installment were around \$25,000.00. Other improvements are to be a carport over the tank to extend its’ life, boxes around the chlorinator pumps and new secure fencing. Brandon then re-read the proposed Addendum. Claudia motioned that we vote on the

proposed Addendum, and Rhonda Avila seconded it. The vote was unanimous to adopt the Addendum so that we could proceed with the loan process and with the needed repairs to the water plant. The finance committee will ultimately make the decisions concerning the amount of the loan, plus which company to hire to do the job, and then details of the loan and project will be provided to the connected water customers.

Claudia brought up the urgent need also to have the water plant area mowed, as the gentleman who had been mowing it in the past had closed his mowing business. One of our new homeowners, Chad Robertson volunteered to mow it. Others also indicated they would help with the maintenance of the area. (Later in the day on Saturday the plant area had been all cleaned up – a shout of THANK YOU is owed to Jeff Avery, who mowed it, and to Brandon Welch, who ran a weed eater around the fences, inside the plant, and cleaned up trash from the area).

There being no further business, Brandon adjourned the meeting

Those in attendance were:

President: Brandon Welch

Vice President: Debbie Mockabee-Allen

Secretary/Treasurer: Claudia Smythe

David Smythe

Nina and Jeff Avery

Mike and Rhonda Avila

Masaco Cornell

Shirley Perry

Lucas Pillsbury

Chad Robertson

Anna Menis