

HOMEOWNERS ASSOCIATION MEETING  
SEPTEMBER 14, 2020

ATTENDEES: JUDY BERUBE, KAREN GRANT, SHIRLEY HOSNER, PATRICIA HESS  
ZOOM BOARD ATTENDEES: GARY MROWKA, DAVE MUROSKY, GARY MOHLER  
PLEDGE ALLEGIANCE TO THE FLAG  
PRAYER: GIVEN BY WARREN WHITTAKER

**Presidents Report** -Judy Berube reported that the Blvd. pool has been repaired and the Challenger pool is scheduled to be repaired. Richard Ackerman and George Geake will serve as chairpersons for the nomination committee. Pool bands are being handed out to homeowners. Dumpster for paper has been removed,,we will no longer have it. Need volunteers to serve on the Nominations Committee, please see Richard Ackerman or George Geake. Both decks around the pools have been painted.

**Architecture Report** - Patricia Hess said all reports have been approved and much appreciation for the improvements made, however, you must do what is turned in and has been approved.

**Secretary Report** - Was submitted by Patricia Hess, to each board member, was voted on to accept as written and approved.

**Treasurer Report** - Shirley Hosner reported bank balance as of 8/31/20 is \$168,673.51. The reserves total is: \$328, 077.00. Polo Park golf course summary is: \$10,9652.31. We have approximately 6 or 7 outstanding aging HOA dues. Budget meetings are set for; 10/21/20 at 1:00 PM., 11/04/20 at 6:30 PM., 12/09/20 at 1:00 PM., all will be held at Challenger clubhouse.

**Building & Grounds Report** - Karen Grant reported the asphalt on the two parking lots will be re-done in October, they will dig out bad areas and put new asphalt over the complete parking lot. We will be purchasing a new A/C for the exercise room, which also services the two outside bathrooms and storage facility. Karen will be submitting the bids she has gotten. The 14 day quarantine has been lifted. In the process of painting the decks on both pool areas. Karen also reported that we had a situation where about 30 people showed up at our Blvd. pool saying they were doing a documentation on wrestling and had permission from the County to do this. We were not notified and so Karen is trying to get in touch with the county person that gave them permission to try to straighten this out.

**Rules & Regulations Report** - Gary Mohler reported First discussion: Rules and Regs and Covenants restrictions. We discussed that a face to face meeting to discuss our changes was not going to happen at his office in Bartow. In order to facilitate discussions on the documents they need to be in a format that we can all use. The current electronic version of the original documents contains multiple formats and spacing issues. It is difficult to follow and is missing some of the legal formats. He proposed having his secretary fix

all that which would be cheaper than him struggling with it. I will tell him the board agreed to have his secretary fix it. He will send the fixed copies to the board. There is a way in word to automatically show changes, edits and deletions. I will have to learn that- I have a couple people here that might be able to show me.

Second discussion:

Voting- Florida has a new statute that allows a change to electronic voting only with a vote by normal process with a 100% approval by all members, not just those present. Since the idea of voting is to encourage as many members as possible to vote, there are methods he recommends we use to accomplish a vote if we wish to get as many as possible to vote safely. He recommends we encourage members who can't be present, or are not comfortable with being there in person, to vote by proxy. We would create a proxy form with each item to be voted on clearly stated. This would include rules and regs changes, anything else that needs a vote. If it is the annual meeting this would include candidates for the board. The proxy forms would be returned to the board to vote on their behalf as directed by the member. No changes to the directed vote could be made by the person executing the proxy. On the day of the meeting where the vote is to be taken, The board will open the meeting at 10 am in an open air location that can hold a socially distanced quorum. Suggested would be the tennis court/pickle board/shuffleboard area. The board takes care of board business, the board opens the voting portion. Leave the voting portion open until 3pm. The idea is to allow lots of time to spread out voting, encourage people to come at different times. At 3pm voting would be closed and votes and proxy votes would be counted. This is a long day for the board and election committee, but should accommodate everyone. He told me that several HOAs that he represents have successfully used this

**Old Business:** Landscaping in front of both clubhouses has been completed, our thanks to the person or people that gave us all the beautiful flowers and bushes.

The removal of the carpet section in the Challenger clubhouse will be checked on to see if we have any time limit or insurance on the carpet that was put down in the Challenger clubhouse. Karen will check further into this.

**New Business:** The board will re-evaluate the covid-19 situation as to when we can open up our clubhouses. Compound retainer walls need to be replaced. Estimated cost of two bids and Karen is trying to get a third bid, \$4,000. First bid, \$2,155. Second bid. Fred, Jim, Dave asked that we consider changing the name of the maintenance building to "The Woodshop" and letting more people use it. We would have to check and make sure that we have insurance and liability to do this. Shirley Hosner will check on this.

Gary Mrowka brought up the information that the county has offered us a chance to have sidewalks put in on one side of the street from I-27 entrance to the end of Hempstead and possibly to Jackson Park. Gary received the following information:

1.How much will it cost us? \$0.00

2. How much frontage to people's

Will yards be taken? **No, there will be no taking. While we may need limited easements, as a policy, we do not acquire right-of-way (ROW) for sidewalk projects. There appears to be ample ROW on either side. Sidewalk should be five-feet wide and will likely be sited as far back from the edge of pavement as possible, which may be on the order of 6-8 feet (more or less) from the edge of pavement depending on speed limit, drainage and other site conditions. It's too early to determine how far into "yards" the sidewalk will encroach, but it should be wholly within the ROW. That's always our intent. Likewise, we try to take the path of least resistance, but anything in the path of the sidewalk within the ROW is subject to removal. That includes landscaping, trees and irrigation. Haa to be approved for funding yet by County.**

Meeting Adjourned,

Respectfully submitted,  
Patricia Hess, Secretary of HOA

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