

MTH HOA Meeting Minutes

Date - 8/18/18

Present - Eric Rhodes, Amy Brown, Robert Sanders, Gina Rhodes, Carol Jones, Susan Brown, David Drake, Mark Gonzalez, Brittany Slatton

Open - 10:15 AM

Current issues:

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- Sale of the vacant lots: lots sold in April to an investment group in MI, but
- the previous owner did not disclose that the HOA maintenance fees were due on closing; the current owner is not paying them & the old owner paid through August, due to them forgetting to turn off direct debit; the previous owner & the current owner both have
- lawyers to sort the issue; this will result in an \$8,000 loss per month of HOA maintenance fees until this issue is resolved. This will not cause a detriment to our budget for the time being. Once the litigation is completed, we will then move on the final
- owner to for the HOA maintenance fees that are due up to that time; more updates to follow.
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- Trash receptacles: The back of the complex had overgrowth that has been cleared
- & we now have an additional 15 feet; we now have the option to move all of the dumpsters back there as a temporary measure to attempt to resolve the trash overflow issues we've been experiencing currently.
- - Motion to move all 3 dumpsters to the back; vote- 7 in favor, 1 not in favor; motion passed; we will have 2 - 6yd dumpsters & 1 - 8yd dumpster;
- fencing around front dumpster needs to be taken down, but we will store it at no cost; flyer will be sent to all units notifying that all dumpsters have been moved to the back of the complex & that all trash needs to be placed within the dumpsters - not outside
- of it
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- Spectrum cables: The installed boxes & wires are being addressed with the company

- as it is a hazard; Spectrum advised they will be removing the uninstalled boxes and taking care of exposed wires, as by law we are not allowed to remove/fix this because it is a liability to the HOA.
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- Unit appearance: This is being gradually brought about, as this has not been addressed
- in the past 12 years; it is markedly better, but not 100% yet; items we're currently addressing are the tape on the windows, trash left outside the units, items left outside the units, Direct TV installs, etc; without a compliance committee, we can only send
- notices (the members of the committee cannot reside in the same unit as a board member)
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- Cleaning up after pets: when you see a violator, find out which unit they live in & go to the Hillsborough county website to report it; they will enforce fines/repercussions; motion made to install poop sign/receptacle/etc, Seconded, discussed (2 poles will be installed) & voted - all in favor
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- Unit usage: Rentals are allowed, but must be at least 1 year lease signed; the
- temporary rentals are at a point that the owner hasn't responded to any attempts to contact regarding litigation & we are now at the point that we have to go to court; motion made to move forward with litigation, seconded, & vote - 4 in favor, 1 abstained,
- motion passed.
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- Other issues - muddy area in front of mailboxes needs addressed, David will address
- with a contractor; holes drilled into the front wall are small, will they work? The holes will be made into larger squares for better drainage; pool deck has cracks & some of the edge tiles in the pool are missing or cracked, and the pool lights are not working
- again, David will contact a contractor. Current Projects:
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- We'll be putting a hold on most of the spending for the time being
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- Security cameras: requires full membership vote; needs to be professionally installed
- & maintained, plus commercial internet service
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- Pool keys: Letter will be sent out to all of the owners regarding pool rules & how to obtain the keys once the locks/gate latches installed; new draft of rules to come out, will have 3 signs; once we receive all agreement letters within a stated timeline, the release latch with mesh behind due to county rules & a deadbolt will be installed
- on both doors.
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- Current & future landscaping: front entrance done, keep an eye on the plants - they are guaranteed by the landscape company to be replaced if they die; future landscape plans regarding the phase 2 & phase 3 beautification are on hold due to the litigation with the vacation rentals; we will put in ground covering in front of the buildings
- - David will get prices for mulch, rubber mulch, & Mexican stones.
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- Annual meeting will need to be in November or December, TBD
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- MTH HOA website will be ready soon per David.
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- We need a townhome sign; motioned, seconded & all in favor; Mark will design.
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Motion to adjourn, seconded, all in favor.

Closed - 12:16 PM