

WHITMORE OAKS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
February 15, 2018

1. CALL TO ORDER

Luke made a motion to call the meeting to order at 7:02 PM. The motion was seconded by Larry Phillips. BOD directors present: Ronnie Swopes, Larry Phillips, Luke Marsden, Yohan Sookdeo, and Tom Rice.

2. OLD BUSINESS

Approval of Prior Minutes – Ronnie made a motion to approve the minutes from Jan 18, 2017. Motion was seconded by Luke and approved by all BOD members present.

3. BOD Discussion contract crafting by the attorney on behalf of the BOD.

Duval PM – Responded with a contract that was one page. Attorney Michelle Haines engaged for a review due to limited information on the contract. Attorney provided ~20 questions that should be asked of Duval. Duval was engaged to answer the questions and responded within 24hrs.

Options discussed included having HOA attorney draft up a full contract that would also serve as future templates. Second option provided was using the existing S&J contact that was drafted by McCabe Law Firm (HOA attorney firm) to create a similar template to draft a more detailed contact with Duval and cut down possible cost. Last option suggested was appending the responses from Duval to the additional questions to the contact from Duval to make the responses legally binding.

Motion to have the attorney draft the contact made by Ronnie and seconded by Larry. Yohan was in favor of the option and all other board members voted against. A second motion was made by Ronnie and seconded by Larry to use the existing S&J contact as a template. Yohan voted against this option and all other members voted in favor. Ronnie will take the lead on modifying the S&J contact for review.

Item will carry over to next board meeting for status update

4. Status Update on Mediation hearing

Board discussed the current status of the pre-mediation suit. HOA attorney responded in appropriate time per the request. One complainant reached out to the attorney to discuss possible resolution options. After reviewing the requested demands to resolve prior to mediation it was decided by the board to proceed with mediation. All further items will be maintained between the board and attorney from the HOA perspective until final resolution. Item will be carried over as needed for future meetings.

5. Fining Committee

Motion by Yohan to dissolve the prior committee and seconded by Luke. Follow up motion by Luke to recreate the committee and discuss with prior members of their desire to return. Motion was seconded by Yohan. A Rules and Regulations doc to be completed for the March meeting that the Fining Committee will require for guidelines.

6. OPEN COMMENTS

The meeting was adjourned at 8:06 PM upon motion by Ronnie and seconded by Luke.

7. ARC Meeting – Post HOA Meeting

Meeting called to order at 8:07 PM via motion by Larry Phillips and seconded by Randy Brooks. ARC members present Randy Brooks and Larry Phillips.

Meeting minutes from Feb 9th 2018 approved upon motion by Larry and seconded by Randy.

First item reviewed was the Troup request for paver additions. Item was approved by both members present. Second item reviewed as follow up to Diets request for a shed. Item was approved by both members present after requested information from Feb 9th meeting discussed with Stephen whom was present for the ARC meeting.

Meeting adjourned at 8:12 PM upon motion by Larry and seconded by Randy.

SECRETARY’S CERTIFICATE

I certify that the foregoing is a true and correct copy of minutes approved by the Board of Directors.



Larry Phillips

3-29-18
Date