

WHITMORE OAKS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting
January 17, 2018

1. CALL TO ORDER

Ronnie Swopes 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, and Yohan Sookdeo. BOD directors absent: Tom Rice.

2. OLD BUSINESS

a. Approval of Prior Minutes – Ronnie made a motion to approve the minutes from Dec 19, 2017. Motion was seconded by Larry Phillips and approved by all BOD members present.

b. Closeout of drainage item from prior BOD – Prior BOD reported the drainage issue to the city. Motion to close the item by Yohan Sookdeo unless the issue occurs again. Motion was seconded by Luke Marsden.

c. Closeout of entrance SOD item from prior BOD – Item to remain open as some items need to be addressed still. Board will complete a walk of the community and address with the landscaping vendor (Center island SOD, Leaning tree, shrubs, etc.)

d. Update on entrance lighting – ARB recommendation provided via draft guideline. Recommended spending limit of \$1,000 or less with just board approval agreed upon by all BOD present.

3. BOD Discussion about authority to enforce rules

The board discussed authority to enforce rules in the governing docs. Each BOD member present stated on record their belief in how the rules can be enforced.

Yohan – HOA via BOD has authority to enforce with members of the assoc. members.

Luke – Agree with Yohan except for outside guidelines (Federal/State/City)

Ronnie – Agree with Yohan except for outside guidelines (Federal/State/City)

Larry - Agree with Yohan except for outside guidelines (Federal/State/City)

Motion to close the discuss by Yohan and seconded by Ronnie.

4. PROPERTY MANAGEMENT – Vendor 2018

The board discussed a recent gathering of information from perspective Property Management companies to replace S&J. Proposals were submitted by four vendors with various cost for similar services that are currently not provided by S&J. After discussion, the board recommended moving forward with the proposal from Duval Property Management with an amendment that Duval provide a more detailed list of all services & cost associated and contract prior to signing officially. Motion to approve by Luke and seconded by Ronnie.

5. FINANCIAL REVIEW

Luke provided a review of the financial statement received for Dec 2017 from S&J along with the planned 2018 budget.

6. OPEN COMMENTS

The meeting was adjourned at 8:23 PM upon motion by Ronnie and seconded by Luke.

SECRETARY'S CERTIFICATE

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



Larry Phillips

2-16-18

Date