Northshire Annual Meeting, November 1, 2026

Meeting Agenda Minutes

31 Homes Represented and 9 Homes had two people, total in attendance 40 residents.

CALL TO ORDER

- Welcome, Opening Remarks and Decorum
- Introduction of Board Members
    - Tom Perrin-President
    - Bob Hanson-VP
    - Keith Jordan-Treasurer
    - Nancy Shank-Secretary
    - Dan Bensimon: Web Master
    - Buff Miller
    - Bob Smith was on our board, but he passed away.
    - Architectural Committee:
        - Noel Munson
        - Arley Huggins
        - Tom Perrin
        - Bob Hanson
    - Social Committee:
        - Ginny Milne
        - Erin Remy

- Introduction of New Homeowners (if they want to)
    - Nobody wanted to be introduced

APPROVAL OF PREVIOUS MEETINGS MINUTES

- Review of Previous Meeting Minutes
- Correction and Approval
    - No correction, approved by Susie and Bob

REPORTS

- Presidents Report: Tom stated what we have done this year as a board.
- Financials Financial Report (Keith)
    - Road Account: $355K
    - HOA Operating Account: $25K
        - Our operating account is broken down by 20% power and 75% lawn care
    - Outstanding Dues: over 16K in outstanding dues that need to be collected. We had a volunteer say she will take this task on for us.
        - Brian asked to have we ever levied someone's home, answer yes, we have
        - Another question: do we get interest in our road account, Keith answered yes.
    - **It was pointed out that the Electrical Box and stand needs repairs.**
    - **We need to fix the Culvert, call Brian**

OLD BUSINESS

- Mowing Contract Update
    - New Contract

    - We changed contractors because the previous contractor was not coming to our neighborhood on a consistent basis.
    - **How can we mow around the new fence without creating divots?**
    - The new lawn care company was thousands below other bids. Bell's Landscaping Company was $8,250 per year.
- Tree Trimming:
    - B & S Landscaping did the tree trimming.
    - Fielder took out the old tree in the median for a discounted price.
- Fence Replacement
    - We used B & S to put in a new fence for $8,400
        - We also added Solar Lights to the fence posts.
    - We don't want them to paint the fence, but it needs to be sealed as time and weather permits.
- City of Tallahassee, underground Utilities update
    - We are in the last phase of the underground utilities. They are taking up the old cable left by Talquin and replacing it with new cables.
- Road Repair and Long-Term Repair
    - We will not pave the roads for at least 5 years (our plan if nothing goes wrong)
- Streetlights and Maintenance Concerns
    - Please let Nancy Shank know what streetlights needs repair, to include the streetlamp post number and the address that lamp post is on. Nancy will then call the city for repairs.

- Lake Maintenance-See below
- Northshire Web Site: (Dan Bensimon)
    - https://www.northshiretallahassee.com
    - Site and Domain Name are paid up
    - Addition of a Google Email list for Northshire only.
        - Check your spam folder because we are going to discontinue the Next-Door App announcements and use the Google email lists and our Web Site for future announcements.

NEW BUSINESS

- Lakebed Mowing Experiment: Our covenants state, Section 6 (on page 13), that the Board of Directors has the authority to remedy any property maintenance after 7 days of notification if the homeowner doesn't voluntarily remedy the issue.
    - We paid B & S $3,250 to mow the lakebed (Little Roberts Pond) in hopes of rain
    - Our attempt failed because we did not receive rain as hoped.

- Lake Grant: There may be some grants we can apply for concerning the lakebed (Buff Miller)

- Buff is looking for grants that will help us with our Lake issues
  - FL Lake Management Society is a great resource

- Stop Signs:
  - New Signs on order (Tom took care of this for us)
  - We thanked George Miller for making the new street signs for Northshire. He did this for free.

- Kudzu: issue (Noel Munson)
  - Sunny Hills Farm Manager is Ed
  - Matt Heath said he sells the liquid that will kill the Kudzu, but we need to get a sprayer.

- Well Pump Information:
  - The pump belongs to Northshire
  - It is over 40 years old and has not worked for many years
  - Parts are not available
  - The pump is on Northshire property
  - Using the Pump is NOT feasible

- Holt Jones cut up the tree that was down, put it in piles and called Waste Management to pick it up!!

- Other Neighborhood Association Dues Cost:
  - Dues Increase Amount: Starting in 2027 $25.00/lot proposed
    - This passed and will be added to 2027 dues

- Marpan: Bring out a 30-ton dumpster for 30 days and encourage homeowners to place items into the dumpster. Excludes Environmental waste (paint, gas, oil etc.) or household garbage.
    - This was rejected
    - We all voted that we want the workdays to come back in 2027. A date and time will be discussed and then we will notify Northshire vis the google email and our website.

- Helicopter Pad Discussion: The best place for them to land is in the area between the new homeowners and the bus turnaround. The issue is there is a tree in the way. We need to decide to cut down the tree, because according to the county and city, we have the only clearing for an emergency landing in this area

    Would like the county to consider the property at the western end of Tennyson. (Not feasible, it must be where there is easy access via the street for emergency vehicles).

    - We stated that further discussion will need to be had with the county (Brian Welch) to see what the needs are.
    - It was also stated that the trees need to be cut down for a helicopter to land in our property.

HOMEOWNERS COMMENTS AND QUESTIONS

- **Make sure new projects get approved by the Architectural Committee**
- **Erin Remy said she will do a newsletter, as needed**
- **We want to put a Calendar on our website so everyone can see what we have coming up and what is happening in Northshire.**
- **Someone mentioned having a member survey, this needs further discussion by the board.**

New Board for 2027:

- Tom Perrin-President
- Bob Hanson-VP
- Keith Jordan-Treasurer
- Nancy Shank-Secretary
- Dan Bensimon: Web Master
- Buff Miller
- Brian Buckner

- Architectural Committee:

        - Noel Munson
        - Arley Huggins
        - Tom Perrin
        - Bob Hanson
    - Social Committee:
        - Ginny Milne
        - Erin Remy
- Meeting adjourned at 3:40 PM