

## Northshire Board of Directors Meeting Minutes

April 15, 2026

Present: Nanc, Tom P, Dan B, Buffy M, Keith J, Bob H, Arley (7)

- Fence Line in the front and side of Northshire was cleaned up by Brice and crew. He also trimmed up the bus stop and front entrance
  - We need to get Brice to trim and cut branches again, for the branches are blocking views.
  - We also need to get the front entrance cleaned up again.
- Landscaping Proposals: We were paying Mike 8k per year until we fired him
  - We received 3, two were around 30k per year and one, Bell's Landscaping was \$8,250.00 per year.
    - We chose Bell's Landscaping: 850-354-9782
      - We negotiated to pay them in 12 monthly installments to keep us and them with money coming in for the months we do not have them mow (winter)
    - We are asking the new Landscaping company to clean up the meridians and replace railroad ties where needed, this will be an additional cost as needed
    - Tom made the motion then Keith and Dan approved as proposed
  - We have given Kenny/Erin and Noel gift cards for mowing our common areas until we picked a new landscape company
    - We owe Kenny/Erin another gift card because they mowed recently
- Brice has been given the go ahead to replace the fence by the lake. We are going to reinforce the bottom of the posts with steel, so the mowing won't tear up the posts. This project will be starting soon. \$8,400.00
- Each year we collect around 22K in dues from Northshire residents, we have an outstanding AR of around 13K
- City of Tallahassee Update:
  - Equix finished their part, with some errors, so the City of Tallahassee are fixing the errors.

- There will be around 4-hour electric outages when the city is ready to cut over to the new lines. The city will put door knockers at each resident when their area will be out of power.
- We pressured cleaned the stop signs and poles, but we will need to replace the stop signs for they are faded. **Tom will contact the company to get new stop signs**
- George Miller made us new street signs to replace the ones that were stolen. He did not charge Northshire
- Last year we spent around 12K on Lawn Care and Maintenance
- **Tom is going to call the company, Capital Asphalt and get a quote on how much it will cost to repave our roads. We need this figure before we have our next residents meeting to determine if and when dues will be going up. Right now we have around 333K on our Road Escrow account.**
  - **We need to make the turning radius bigger when we asphalt the roads, thus removing the current posts and making the cul-de-sac smaller.**
- **Buff Miller will find out what other Neighborhood Associations are paying for dues for the year**
- **We need a grant writer so we can get a grant for our lake to fix the lake**
- Dan gave us the cost breakdown for the website
  - Website \$528 for two years, expiring in Oct 2026. We have him permission to renew it for another 2 years
  - Domain Renewal \$29.95 yearly renewal (approved to continue)
  - Email Services: \$36.00 yearly (approved to continue)
  - Dan has not given us receipts to pay him back, he will do so when he renews the next years services.
  - We suggested that Tom give Dan the Debit card to put on file for the renewals and payments.