

## 2022 Homeowner's Meeting Agenda & Minutes

May 1, 2022

- Welcome. The meeting started at 2:05 PM by President Tom Parrin.
  - Introductions
    - Current Executive Board Members
      - President: Tom Perrin
      - Vice President: Bob Hanson
      - Treasurer: Keith Jordan
      - Secretary: Nancy Shank
    - Board Members:
      - Dan Bensimon: Web Master
      - Jon Noble
      - Bob Smith
      - Erin Remy
    - Architectural Committee:
      - Bob Hansen
      - Tom Perrin
    - Social Committee:
      - Ginny Milne
      - Jenny Brown
      - Jon Noble & Myra
  - New Residents: Welcome, please stand and introduce yourselves.
    - Mr. Espinosa introduced himself
- Treasurer's Report: Financial Reports Attached
  - Road Escrow Balance: \$226,561.23 (20K to 25K of this amount belongs to operations...Keith transferred the money because we are making more interest in the Escrow account)

- Operating Fund Balance: \$24,218.71
- Lake Fund Reserves: \$1,683.57
  - Collection Issues
    - New Policy
      - New policy for all homeowners: If a Homeowner is more than three years past due on their Homeowner's dues, we are going to put a lien on their property, and they will be required to pay the lawyer's fees and all past due balances before they can refinance or sell their houses. We are going to write them a letter stating that they have 30 days to make payment arrangements, if we do not hear from the homeowner, within the 30 days, we will have the lawyer send the letters.
- Architectural Control Issues
  - You must submit any new building construction to the Architectural Control Committee, before starting any work. The link to the committee is on our Northshire website.
- Introduction of New Business:
  - Dues Increase:
    - We have had an increase in our City of Tallahassee Electric bill because of the Street Lights, all of them, being added to our bill. Prior to 2022 the City of Tallahassee only charged Northshire for 4 Street Lights, when in fact we have 29 Street Lights. When our bill got changed from Talquin to the City of Tallahassee, the street light upkeep model changed. We were required to pay for each light, monthly, for maintenance and repair. Thus, increasing our electric bill from \$31.32 plus fuel costs to \$227.07 plus fuel costs. To pay for this increase costs, we must increase the dues.

- Buff Miller proposed to increase the annual dues to \$50.00 per Household (Lot) per year, starting with the 2022 year.
  - John Coffman approved the proposal
  - Karen Hanson 2<sup>nd</sup> the approval
  - The nomination was approved unanimously.
    - We had a call of clarity, by Noel Munson, is it \$50 per lot or \$50 per acre. It was clarified that it is \$50.00 per home, lot and not \$50.00 per acre.
- Road Repairs:
  - Tom noted that according to our Road Contractor, we have 10 years left on our current roads.
  - We will repair any road issues as needed.
  - Road at the end of Pickwick Ct needs to be looked at, Waste Pro trucks are damaging the road.
  - Bring any road issues to the Board of Directors, through the Northshire Website.
  - Road Company: Capital Asphalt
- Pay Pal Account:
  - Social Security Number issue. We have canceled our Pay Pal account.
    - There was a big discussion around this issue, because nobody wants to have their Social Security Number tied to the PayPal account for Northshire. It was determined that Venmo may be the answer.

- Dan is going to check into getting a Venmo Account for Northshire using our Tax ID for the Venmo Account
- Light and Light Posts:
  - Currently we are paying  $\$7.83 \times 4 = \$31.32$ , plus fuel costs
  - We have added the remaining Street Lights to our Utility account, which will increase our bill. The new cost will be  $\$7.83 \times 29 = \$227.07$  plus fuel costs
  - Laura, from the City of Tallahassee, stated that ALL HOA's in Tallahassee pay for the Street Light bills and not the individual homeowners.
    - See above for the dues increase to pay for the additional cost of the Street Lights.
- Mike is doing an adequate job, but not great. The price is too good to look elsewhere, so for now we will keep Mike.
  - We have contracted Brice Doughty to do what Mike is not doing, as far as landscaping goes. Brice will do the big tree trimming...we need to identify which trees need to be trimmed.
  - We have hired Yard Pro's to maintenance four (4) times a year to include:
    - Hedging
    - Trimming our Crepe Myrtle's
    - Any additional cleaning up the landscaping that Mike currently does not do, Yard Pro will do this for us.
- Hot Topics:
  - Walkers, if walking at night or dusk, need to wear reflective vest or carry a flashlight...it is difficult to see them.

- Dogs on Leashes: Please be mindful, that there is a Leash Law for Tallahassee. Any dogs that are out with their owners, need to be on a leash. We have had several incidents lately, with aggressive behavior from the dogs towards homeowners and their kids. We do not want to resort to calling Animal Control on these issues. So please help with the situation.
- Covenant Forms: Maintenance Forms:
  - Maintenance Forms: We need to get back to holding each homeowner responsible for the appearance of the neighborhood.
  - Architectural Committee:
    - This committee will be the eyes of the neighborhood, that will distribute the forms, to homeowners that are not meeting the requirements.
    - Please submit any building changes to the Architectural Control Committee:
      - All forms for the Architectural Committee are on our website: [www.northshiretallahassee.com](http://www.northshiretallahassee.com). The turnaround time, to render our decisions, is 7 to 10 days.
      - You can also email the board, found on our website, and we will help you with the needed forms.
  - Rules and Covenants are also posted on our website, please be mindful on our home's appearance.
- New Fence at the front of Northshire:
  - Tom wants to revisit putting up a fence at the entrance of our neighborhood.
    - Tom revived one quote and it was over 50K. He will get a few more quotes and firm up the details.
    - \*\*\*Action Item

- Current Fence by the lake: Tom will get new “Fence Toppers” to replace the ones that are broken or gone.
- Lake Issue:
  - Each Lake Homeowner is responsible for the lake
  - Northshire Lake Spraying: Herbicide treatment for azolla piñnata and alligator weed using Diquat and Clipper
  - [Lake Spraying: Herbicide treatment for Azolla Piñnata and Alligator Weed.](#)
    - The Lake will be sprayed by the Florida Fish and Wildlife Conservation Commission again this year.
    - Please do not allow kids, adults or pets to go near the lake to be on the safe side.
    - From Florida Fish and Wildlife Conservation Commission Herbicide treatment for Azolla Piñnata and Alligator Weed using Diquat and Clipper. Both aquatic approved.
    - Derek C. Fussell Northwest Regional Biologist Invasive Plant Management Section Florida Fish and Wildlife Conservation Commission
  - Muck in the lake: This can be removed, should the lake run dry. Each individual lake homeowner must do this to keep the weed and lake under control.
    - The Muck is considered hazardous waste, relocating the Muck is the homeowner’s responsibility.
  - It was noted that we have a pipe that may be damaged by the dam. This pipe is used by the Fire Department, in the event there is a fire in Northshire, and acts like a Fire Hydrant.
    - \*\*\*Action Item.
    - Mr. Espinosa said that the Fire Department has a Tanker Truck that is brought to fires in areas, such as ours, that do not have Fire Hydrants, when there is a fire.
  - We were advised that Northshire is considered a designated landing site for Emergency Helicopters. We need to clarify this information and find out where the landing spot is supposed to be.

- \*\*\*Action Item
- Dues Relief for Board Members.
  - There was a discussion and a vote that anybody that is serving on the HOA Executive Board, Board and Architectural Committee, will not be required to pay HOA Dues, but they will still have to pay their Road Escrow dues each year.
    - The vote passed unanimously but was amended that this item is to be revisited in two (2) years.
- Election of Board Members for 2022-2023:
  - Executive Board:
    - President: Tom Perrin
    - Vice President: Bob Hanson
    - Treasurer: Keith Jordan
    - Secretary: Nancy Shank
      - Board Members:
        - Dan Bensimon: Web Master
        - Bob Smith
        - Elizabeth, Buff, Miller
    - Architectural Committee:
      - Bob Smith
      - Noel Munson
      - Arley Huggins
    - Social Committee:
      - Ginny Milne
      - Erin Remy
- Adjourn