

Minutes for the 2024 Annual Meeting of the McBride Hills HOA

The 2024 Annual meeting of the McBride Hills Homeowners Association was held at the Bradfordville School House Community Center on Wednesday, January 24, 2024.

At 6:30pm prior to the annual meeting, representatives from MetroNet presented information to those in attendance about new connectivity services that are now being offered to members of the McBride Hills HOA. Representatives in attendance were

Mikhail Smith, Julius Williams, Gordy Simmons and Marguerite Martin. They spoke about installation issues and pricing and said the entire HOA should be “wired” by the end of February. Those interested were given the opportunity to sign up for a follow up sales call from MetroNet.

At 7:00pm the official 2024 Annual Meeting of the McBride Hills HOA was called to order by President Chuck McClure. Chuck welcomed everyone and asked that they introduce themselves.

In attendance were the following HOA members.

Chuck and Vicky McClure

Steve and Darlyne Bryant

Mike Smith

Bonnie Gandy

Torrey Ford

Landon Mauler

Wayne Lambert

Tonnar Estingoy

Kevin Amrhein

Joe Martinez

Kendall Coates

Adam Tanenbaum

Derek Strickland

Marie Grace

Chuck thanked Bonnie Gandy for her 4 years on the board and then announced the slate of current nominations to the board. A motion was made and seconded to accept the slate of nominees and no other nominations were forthcoming.

A vote was called on the slate of nominees and the officers were elected unanimously.

The new board consists of Chuck McClure President, Steve Bryant VP/Treasurer, Mike Smith Secretary, Torrey Ford Member At Large and Landon Mauler Member At Large.

Steve Bryant then made a presentation concerning the financial well being of the HOA. As of December 31, 2024 we have a positive balance of \$15,234.30. Details concerning financial reports are in attachments which will be posted along with these minutes to the HOA's website at <https://www.mcbridehills.com>.

Chuck then spoke about the development near Chiles High School, the new office beside the Dairy Queen and the housing development behind the new Publix along Bannerman road. Chuck encouraged those interested in more information concerning development in the area to sign up for our County Commissioner Brian Welch's newsletter at <https://cms.leoncountyfl.gov/Home/County-Commission/Brian-Welch> and the Blueprint Intergovernmental Agency's website at <https://blueprintia.org>.

Chuck gave a brief update on the Bannerman Road widening project which now looks like will not have a start date for actual work until sometime in 2025. For more information concerning the project he provided the web address of <https://www.bannermanroad.com> and for the final engineering report on the project the web address of <https://www.bannermanroad.com/final-engineering-report-fer>.

Chuck thanked Vicky McClure and Torrey Ford for decorating the entrance to our neighborhood at Christmas.

Steve Bryant then discussed the renewal of the Fidelity Bond Insurance waiver. Those in attendance unanimously approved the waiver. A copy of the waiver is an attachment which will be posted to the HOA website.

Traffic issues in the neighborhood were discussed. It was mentioned that the McBride Estates HOA has put up new speed limit signs and we understand they are discussing putting up speed bumps and possibly a stop sign in their portion of our community.

The discussion also hit on the topic of making sure we drive safely and slowly in our neighborhood and also to dress appropriately, especially in the evening, while walking in the neighborhood.

There was a discussion and a reminder to make sure we adhere to the trash and debris guidelines from Waste Pro and also to make sure not to put debris on the roadway itself and to keep recycling and waste bins off the road. Information on Waste Pro guidelines can be found at <https://www.wastepro.com/leon-county/residential-bulk-yard-waste>.

Members were reminded by Chuck that before improving their property, in conjunction with certain areas of their property as outlined in the covenants which are available on the HOA website, they need to present plans to the HOA Architectural Review Committee. The committee is made up of Chuck McClure, Steve Bryant and Mike Smith.

Documents and updates are available on the McBride Hills HOA website:
<https://www.mcbridehills.com>.

The meeting adjourned at 8:02pm