

MCBRIDE HILLS HOA ANNUAL MEETING

TUESDAY, JANUARY 27, 2026 7:00pm,

Bradfordville School House Community Center

The annual meeting of the McBride Hills Homeowners Association was called to order at 7:02 by President Charles McClure.

All in attendance introduced themselves: Steve and Darlyne Bryant, Nadine Shephard, Charles and Vicky McClure, Curtis Watkins, Marie Grace, Kendall Coates, Allison Marsh, Torrey Ford, Jalen Corsey, Joe Martinez, and Mike Smith who attended by phone.

Steve Bryant, VP and Treasurer then presented the End of the Year financial report. A copy of which is attached.

During 2025 the HOA changed from Capital City Bank to Centennial Bank and Centennial took over our fee collection. The system has worked well and we had 100% of our members paying their fees. Our funds now make money and are offsetting our costs to Centennial for doing the collections. We are now depreciating the road, actually the asphalt on the roadway, as an asset. The HOA doesn't own the road. The Homeowners own the road. The HOA is responsible for the upkeep and condition of the road. We had legal fees based on new laws enacted by the Legislature and may need for our lawyer to advise us on any new laws.

Charles then updated the homeowners on new legislation that has been passed and new legislation that is being considered by the Florida Legislature. As part of legislation previously passed three of the HOA's board members, Charles McClure, Steve Bryant and Mike Smith, completed a 4 hour state mandated online CE course and are now certified. These certificates are posted on our HOA website.

Changes on how the HOA operates may be coming if new legislation is currently being proposed becomes enacted. We will adapt as needed but may need to consult our lawyer for advice.

If you are interested, you can (1) look at legislation that might impact our HOA on the state of Florida's Department of Business and Professional Regulation website, see especially Chapter 720, Florida Statutes, and (2) Google appropriate subject headings ("proposed HOA Legislation") from the *Tallahassee Democrat*.

Charles then called for nominations for officers from the floor. The current 3 board officers: Charles McClure, President, Steve Bryant, VP/Treasurer and Mike Smith, Secretary along with Torrey Young member at large, all agreed to serve

another year. There were no nominations from the floor. The current slate of members was nominated, and the vote was unanimous in favor of re-electing the current slate to serv another year.

Steve Bryant then brought up the Fidelity Bond Insurance Waiver. We have waived the insurance in the past. Steve suggested we waive it again. There was a motion and second to waive it. The members voted and the measure to waive the insurance was passed unanimously.

Charles then spoke about the January 8th Blueprint Zoom call that some of our members attended concerning the widening of Bannerman Road. We have posted the slides that were used during the zoom meeting on our website. If you wish to learn more about the Bannerman Road Widening project, here are some relevant websites.

Project Website: <https://www.bannermanroad.com/>

Bannerman Road Final Engineering report available at:

<https://www.bannermanroad.com/final-engineering-report-fer/>

Currently it looks like a start date for the project could be 4th quarter of 2026 or 1st quarter 2027 with completion in 2028. But actual dates are still in limbo. When asked directly, the county said our entrance sign will not be impacted. Members raised a number of concerns and issues regarding the construction. The HOA may have to get more involved in the Bannerman Road discussion as we get more information.

Charles then discussed the ongoing developments in the area around our HOA. Apartments behind Chiles High School are nearing completion. Landon Hills behind the Publix on Bannerman Road is in development with many zero lot line homes being built. Development is coming quite rapidly. Charles suggested that our area is in for significant changes over the next several years. He suggested members sign up for Brian Welch's newsletter (our county commissioner) and to look at the Blueprint website for more information on development.

Commissioner Welch's website is:

<https://cms.leoncountyfl.gov/Home/County-Commission/Brian-Welch>

The Blueprint website is:

Blueprint Intergovernmental Agency: <https://blueprintia.org/>

There are also 2 articles about development that might be of interest on the Tallahassee Democrat website from December 14, 2025 and January 4, 2026.

Charles thanked Torrey for his work on the holiday decorations at our entrance.

Announcements

If you have problems with Waste Pro, please call them at 844-565-2343.

For Trash and Debris pickup guidelines from Waste Pro, please see:

<https://www.wasteprousa.com/leon-county/residential-bulk-yard-waste/>

For MetroNet questions/concerns call them directly

The HOA Architectural Review Committee is made up of the HOA's 3 board officers. Please submit changes you would like to make to your property to the committee for review. We have to adhere to the covenants with regards to changes to your property. The covenants are available on our website.

McBride Hills HOA website. <http://www.mcbridehills.com>

A reminder was made by Charles about golf carts and motor scooters.

- Golf Carts: "Drivers must be at least 18 years old and have a valid government-issued photo ID, or be under 18 and have a valid driver's license or learner's permit." Google "Florida Golf Cart Laws" for more detail and additional information.

The floor was then opened for general comments and questions.

1. Debris is evident on some properties on the northern part of the HOA, including fallen trees in back of 7903 McClure Ct and a piece of concrete that has been by the road for some time at 7903 McClure Dr; Watkins suggested that we contact the owners about these eye sores and ask them to remove them; Watkins said he could draft the letter to the homeowners and then send it to Chuck for our use. [Post note: These issues were resolved with homeowners].

2. A new streetlight should be installed; the location is unclear. Members hope that lighting in this area will discourage littering in that area. Details on where the light should be located will be provided to the Board. Chuck said that we would have to contact the homeowners for approval to install a light and then talk to Public Works about the cost for the light.

The meeting was adjourned at 8:11pm.