

MCBRIDE HILLS HOA ANNUAL MEETING

The annual meeting of the McBride Hills HOA began at 7:05p on Thursday February 6, 2025, at the Bradfordville School House Community Center.

The meeting was called to order by Charles McClure, HOA president. He welcomed the attendees. In attendance were Darlyne Bryant, Brad Zak, Al Benecick, Vicky McClure, Kathy and Jim Marois, Nadine Shepherd, Wayne Lambert, Torrey Ford, Charles McClure, Steve Bryant, Landon Mauler and by phone Mike Smith.

There was a call for nominations for HOA Officers. No new nominations were made and the existing board members, listed below, agreed to serve another term.

President: Chuck McClure

VP/Treasurer: Steve Bryant

Secretary: Mike Smith

Member At Large: Landon Mauler

Member At Large: Torrey Ford

A call for a vote for HOA officers was made and seconded and the slate passed without objection.

Treasurer and Vice President Steve Bryant presented the End of Year Financial reports. (attachments of the reports are included with the minutes).

The HOA is also looking into the possibility of changing banks and if we do there could be changes made to the way assessments are paid, and it could mean we could make more money on our money and also eliminate the need to pay for a P.O. Box. The cost savings could be more than enough to pay for the fees the bank would charge to handle collection duties.

Charles McClure gave an update of Bannerman Area Developments that are in process. For more information you can sign up for our County Commissioner Brian Welch's newsletter at:

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

And there is also information at the Blueprint Intergovernmental Agency:

<https://blueprintia.org/>

The update on the Bannerman Road Widening Project is that it appears no immediate work is scheduled for the foreseeable future. To keep tabs, you can go to the Project

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

and the Bannerman Road Final Engineering report is available at:

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

There were several legislative changes made for Florida HOAs in 2024. The HOA sought guidance from our attorney, and we are in the process of taking steps to make sure we are in compliance with any applicable changes.

Charles also reiterated that there are rules for golf carts on our roads and urged everyone to be diligent in addressing issues if they see problems with golf carts in our community. *“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.

Charles thanked Vicky McClure and Torrey Ford for their assistance with the Holiday Decorations and lights at the entrance.

Steve Bryant then brought up the need to renew our Fidelity Bond Insurance Waiver. A motion was made and seconded and the vote was unanimous to renew the waiver.

Charles reminded everyone about the trash and debris pickup guidelines from Waste Pro. You can see guidelines at:

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

Charles reminded anyone making changes to their properties to make sure to read the covenants and send proposals to the Architectural Review Committee. The committee is made up of Charles McClure, Steve Bryant and Mike Smith.

If residents have MetroNet questions and concerns, they should be directed to MetroNet: 844 565 2343. So far, most homeowners who have switched say the experience has been good.

Documents and updates for our HOA can be found on the McBride Hills HOA Website <http://www.mcbridehills.com/>

There will be a slight increase in our website hosting cost.

The meeting was adjourned at 7:50p.