

McBride Hills Association Board Meeting March 20, 2015

Steve Bryant, Vice President and Treasurer (s-dbryant@comcast.net) and Michael Smith, Secretary (michaelsmith1229@comcast.net) met at a McBride Hills Association (MHA) Board meeting and elected Charles R. McClure (crmccclure999@yahoo.com) to complete the term of President of the MHA through December 2015 due to the unfortunate death of previous President Paul Viscontini. Steve will file the appropriate papers to update this election of Chuck as President.

The new Board then discussed a number of topics and issues that may be considered for future action. These include (not in any particular order):

1. Dues Payments. There are 62 properties in the MHA and 39 have paid their dues for 2015-2016 as of March 20, 2015. The Board will review the status of payments as of May 1, 2015 (allowing for a 30 day grace period) and then remind those delinquent in payment that payment is due and after a suitable time period that MHA may file delinquency papers (putting a lien on the property) on those properties.

2. Delinquent Properties in Past Arrears. There are 8 properties currently in arrears for previous years totaling some \$5,100. If after a May 1, 2015 reminder, these properties have dues not paid or have not established a payment schedule then by June 1, 2015, delinquency papers (putting a lien on the property) will be filed on those properties.

3. Revision of MHA Bylaws. There has been an ongoing effort to update/revise the Bylaws and the Board will have a final review completed either by a local knowledgeable resident/property owner or contract with an appropriate local management firm to assure that the By-laws are current with existing Florida law/regulations. Property owners will then be asked to vote and approve the new By-laws.

4. Local Development Activities. The Board discussed the need to stay better informed about local development especially along the Bannerman Road Corridor but also in the general local area such as the expansion of Bannerman Road, connecting Bannerman Road to Orchard Pond Road, and housing developments between Bull Headley and Meridian Road.

Although most of the development at Bannerman and Thomasville Roads is a “done deal” the MHA Board sees a need to stay current with these efforts and effect and open decisions that can be influenced. Board members will meet with representatives of McBride Estates and Maclean Hills to see if a coordinated strategy can be developed to stay better informed.

5. Property Owner Email Addresses. Some 35 of the 62 properties have provided MHA with email addresses. To save on postage and to have members better informed an effort will be made to contact the 27 other members to provide the MHA with an email address. Mike will coordinate this effort.

6. Paving. Members are currently voting (as part of their membership dues statement) on whether to re-pave the streets in the MHA area) given the low costs or paving at this time. Steve will re-check the costs for the paving and determine how to share costs with other local homeowners' associations to obtain an accurate cost estimate.

It was also suggested that some property owners might want to have their driveways paved as part of this effort (should it be approved) in hopes of realizing a better overall cost estimate for the re-paving both for MHA and the individual property owner.

7. Double Billing for Street Lights. It is unclear if the MHA is being billed for streetlights that are currently being paid for individual homeowners. Steve will check into this and contact the electric utility.

8. Member Involvement in the MHA. Greater involvement and participation of property homeowners in the MHA would enhance the association and possibly provide MHA with greater "clout" in county development activities (e.g., Bannerman Road) in which the association has not been involved/contacted. Possible activities might include:

- A quarterly or regular newsletter;
- Social events;
- Establish a MHA website;
- Updates/speakers on development activities or other topics of interest to members; and
- Greater involvement of city/county government decisions and activities.

The sense of the Board was that a key role of the MHA is to encourage involvement in the association and to provide information and services of interest and use to MHA members. The above are only a beginning list and other activities will be solicited from members.