

**MCBRIDE HILLS HOMEOWNERS ASSOCIATION**  
**ANNUAL MEMBERSHIP MEETING DECEMBER 7, 2015: MEETING SUMMARY**  
<http://www.mcbridehills.com/>

On Monday, December 7, 2015 the McBride Hills Homeowners Association met at the Bradfordville School Building across from Bannerman Crossing.

1. **Welcome.** Board President Chuck McClure called the meeting to order at 6:30pm and introduced the other board members, VP and Treasurer Steve Bryant and Secretary Mike Smith. McClure announced that the guest speaker from the Leon County Planning Department cancelled and would not be discuss the comprehensive planning process. McClure also introduced a revised meeting agenda and noted that the minutes from this meeting would appear on the website. There were 23 members of the Association present at the meeting who introduced themselves.

2. **Finances.** Steve Bryant gave a report on the Association's financial status. It was noted that the unpaid assessments, which have been a goal of the Board to collect, have gone down from 8 properties owing the association money to only 2 owing us money and those properties are paying down their outstanding balances. Steve also went over the Fidelity Bond Waiver requirement.

Curtis Austin made a motion that the financial report be accepted and Bud Stockseth seconded the motion. The measure passed by unanimous voice consent. Curtis Austin made a motion that the fidelity bond be waived and Bud Stockseth seconded the motion. The measure passed by unanimous voice consent. The Financial report is [attached](#).

3. **Architecture Review Committee.** Members should let the Architecture Review Committee know about any changes you intend to make to your property. The guidelines are listed in the covenants on the website at [www.mcbridehills.com](http://www.mcbridehills.com).

4. **Golf Carts.** There was discussion about an issue with people, some too young to drive, driving golf carts in our community. The board has looked into the issue and it is unclear as to whether the practice is legal. We could petition to declare ourselves a golf cart community but after some discussion it was decided we would just monitor the situation. It was also brought out that we should find out if we have any liability if someone in a golf cart is injured while driving on our private roads – which the Board will investigate. (See *Florida Statutes* Title XXIII Chapter 316.212 for more detail.)

5. **Curbside Waste** and the need to keep our community clean was discussed. Waste Pro has been informed of the mess it often makes when picking up the garbage. They do not seem too interested in improving. If you want yard brush picked up it must be in a 4 foot by 4 foot pile with the branches no more than 4 inches in diameter. If your waste pile is bigger than that, you can call Waste Pro and schedule a pickup and they will pick up the waste for free. Members were encouraged not leave “messes” of brush or trash on the curbside for extended periods of time.

**6. By laws.** A summary of changes to the by laws of the association were shared with the members. Those changes are posted on the website. Curtis Austin made a motion to accept the changes to the by laws and Bud Stockseth seconded the motion. The measure passed by unanimous voice consent. A revised and updated by laws will be posted on the Association's website.

**7. Road Paving.** The board has concluded that the roads are not in imminent need of repair. The criteria used to determine if the roads need to be repaved are: 1. are they safe and 2. is the condition of the roads impacting property values. Our conclusion is yes they are safe and no they are not impacting property values. Members earlier this year in a poll had said they would support repaving if it was determined that the roads needed to be repaved. Our current plan is to continue to monitor but not to consider repaving until at least late in 2016 and maybe not until 2017 or later. In the meantime, individual road repairs will be made as needed and as the Board is so informed.

**8. Local Development and the Comprehensive Plan.** Chuck McClure spent several minutes talking about issues related to local development. The Board met with Summit Corporation in October regarding development plans at Bannerman Crossing. A summary of that meeting with graphics, retail stores listing, and explanation/details can be found at: <http://www.mcbridehills.com/Resources.html>.

A detailed list and summary of current development projects and issues is [attached](#). The board has met with local developers and has had phone conversations with county planning personnel about these issues. There was considerable discussion and questions regarding these Development Issues. One member suggested that our homeowners association work with other area associations to stay up to date with developments and share information. The Board will keep members informed of new developments as they are known. Assistance in monitoring activities would be good!.

**9. Website.** Members were reminded to regularly check the new association website for updates and information (<http://www.mcbridehills.com/>).

**10. Nomination of Officers.** Curtis Austin made a motion that the current slate of officers, Chuck McClure-President, Steve Bryant-VP/Treasurer. Mike Smith-Secretary, be nominated for another one year term. Bud Stockseth seconded the motion and the measure passed by unanimous consent.

**11. Renewal of the Covenants.** This paperwork must be done this year. The Board will complete and submit the necessary paperwork to renew the covenants.

**12. Spring 2016 Meeting.** There is a tentative plan to have a spring meeting (April or May), with possibly another cookout. The Board is committed to keeping the members informed of issues impacting our community.

With no other items brought from the floor, the meeting was adjourned at 7:40pm.