

**MCBRIDE HILLS ASSOCIATION, INC.  
BOARD OF DIRECTORS AND ASSOCIATION MEMBERS  
MINUTES OF ANNUAL MEETING  
January 27, 2020  
Bradfordville Community Center, Tallahassee, Florida**

*The Annual Meeting of the Association Members and the Board of Directors having been called by the President and notice having been given via e-mail and public posting to the members, the following ensued:*

**CALL TO ORDER**

President Chuck McClure called the meeting to order at 6:35 p.m. and identified Board Members who introduced themselves:

Board Members attending were Steve Bryant, Bonnie Gandy, and Torrey Ford. Adam Tanenbaum was absent; however, a quorum of the Board was established.

The attending homeowners introduced themselves; they were: Darlyne Bryant, Vicky McClure, Jeff Pouliotte, Marian Wagner, Genovevra Lefranc, Jim & Kathy Marois, Allison Marsh, & Brad Zak.

**ELECTION OF OFFICERS**

President McClure stated that all members of the Board were willing to be re-elected. He asked for nominations from the floor and specifically if anyone wanted to serve as Secretary; there being none, he asked for a vote and all Board members were re-elected and were approved for their current positions through the voting action of the Board.

**APPRECIATION TO VICKY McCLURE AND OTHERS**

President McClure expressed appreciation to Vicky for the holiday decorations that she put up at the entrance to the neighborhood. He also expressed appreciation to Torrey Ford and the Gandys for placing additional speed limit signs in the neighborhood and to Bonnie Gandy for updating the HOA's financial records and reporting. He also thanked Steve Bryant for managing the HOA's dues collection.

**FINANCIAL REPORT**

Director Bonnie Gandy summarized the annual financial report for the Association, reporting that the HOA has \$6,628.81 on hand as of December 31, 2019. The loan balance was \$7,737.95 as of that date. The annual report is attached to the Minutes.

## **VOTE ON WAIVER OF FIDELITY BOND INSURANCE**

VP/Treasurer Bryant provided a document explaining the Florida statute requiring HOAs to maintain a Fidelity Bond Insurance Policy for all officers responsible for the HOA funds. This requirement can be waived each year by a vote of the HOA members. President McClure asked for a vote and after a general discussion about insurance issues for the HOA, the waiver was approved. See attached.

## **BANNERMAN DEVELOPMENT UPDATE**

President McClure provided a document with maps describing the various residential and commercial developments planned or in-progress for the Bannerman and Thomasville Rd. area. See attached.

## **REPORT ON THE MAY 30, 2019 MEETING BETWEEN THE BOARD AND CITY/COUNTY OFFICIALS**

President McClure provided a summary of the meeting with various city and county officials with the Board where services for our neighborhood were discussed, including increased law enforcement protection, road and infrastructure maintenance, golf cart community designation, and the timetable for widening Bannerman Rd. In summary, President McClure stated that because the three HOAs in this neighborhood exist as a private community, the county cannot provide additional services without reimbursement. Finally, it was stated that the widening of Bannerman Rd. might begin in 2022.

The Board and members discussed these matters at some length, especially the impact that widening Bannerman Rd. will have on the entrance to the neighborhood, specifically the brick "McBride Hills" sign and surrounding landscaping. Torrey Ford and Brad Zak have already been contacted by the county in regard to how far the widening will extend toward their properties, and they said that the HOA sign will have to be removed because it is in the road right-of-way. A summary of the May 30, 2019 meeting with city/county officials is attached to these Minutes.

## **ENTRANCE LANDSCAPING MAINTENANCE SERVICES**

President McClure presented a proposal to improve the landscaping at the entrance to the neighborhood. This proposal would include removing some existing plants, planting new ones, repairing the irrigation system, and changing contractors for landscape maintenance. After some discussion, Vicky McClure indicated that the proposal needed to be revised because of the effect that widening Bannerman Rd. will have on the entrance. No vote was taken and a revised short-term plan for the entrance will be developed. Any further improvements can be approved by the VP/Treasurer Bryant as long as the cost is below \$500.00.

## **ADJOURNMENT**

There being no further business before the Board, President McClure adjourned the meeting at 7:40 p.m.

*Respectfully submitted,  
Steve Bryant  
VP/Treasurer*

Attachments: Agenda

Annual Financial Report

Bannerman & Thomasville Rd Area Development News

Insurance Waiver

Summary of May 30, 2019 Meeting with City/County Officials