

**MCBRIDE HILLS ASSOCIATION, INC.  
BOARD OF DIRECTORS  
MINUTES OF ANNUAL OWNER MEETING  
January 7, 2019  
Bradfordville Schoolhouse Community Center  
6808 Beech Ridge Trail, Tallahassee, Florida**

*Notice having been given via e-mail and public posting at least 48 hours in advance, the following annual meeting of the owners ensued:*

**CALL TO ORDER**

President Chuck McClure called the meeting to order at 6:34 p.m.

Members of the Board attending: Chuck McClure, Steve Bryant, Bonnie Gandy, Torrey Ford, and Adam Tanenbaum.

Owners attending: Darlene Bryant, Vicky McClure, Joe Martinez, Curtis and Carol Austin, Kevin Amrhein, Genoveve LeFranc, Jennifer Ford, Jim and Kathy Marois, Bruce and Maria Smith, Gerry Walker, Cedric and Nadine Shephard.

**INTRODUCTION**

Board members and owners introduced.

Agenda reviewed.

**MINUTES**

May 20 and May 30, 2018 board meeting minutes reviewed and approved without objection.

**BANNERMAN DEVELOPMENT**

President McClure discussed the following re development in the area:

- a) New businesses going into Bannerman Crossing
- b) New businesses going in by Target
- c) Bannerman Crossing residential development
- d) Parcel south of Bannerman adjacent to SummerBrooke, which had been rezoned LPN
- e) Parcel at the NE corner Bull Headley and Bannerman (behind gas station)

President McClure then discussed the Leon County Comprehensive Plan review to take place on February 5, 2019.

President McClure then discussed the Orchard Pond Parkway, which is rumored to be rezoned for retail within 3 to 5 years.

President McClure then mentioned the northeast park that opened at Proctor and Thomasville Road.

### **UPDATE ON ACTIVITIES**

WastePro back on service. FEMA trucks from the hurricane are now gone.

Thank you to Vicky McClure for the holiday decorations on the McClure Drive monument out front.

### **FINANCIAL REPORT**

Treasurer Bryant gave overview of the board decision to pave the northern end of McClure to finance the repaving with a loan. It was business decision, taking into consideration interest to be paid versus inflation-added costs to paving in a year or two. Also, the decision keeps all McBride Hills roads on roughly the same depreciation schedule (All roads paved within the last 3 years).

McBride Estates HOA holding out on paving its roads.

President McClure thanks VP/Treasurer Bryant for doing great job maintaining e-mail address database and getting HOA's finances in order.

President McClure moves that the owners waive the statutory requirement of obtaining an insurance policy/fidelity bond for all persons who control or disburse funds of the Association. This waiver would be effective for one year. Motion passes unanimously.

### **ELECTION OF BOARD OF DIRECTORS**

Slate of current board members nominated: Chuck McClure, Steve Bryant, Adam Tanenbaum, Bonnie Gandy, and Torrey Ford. No further nominations.

Nominees elected unanimously by owners to serve as board members for a term of one year.

The new board then elects its officers: Chuck McClure as president; Steve Bryant as vice president and treasurer; and Adam Tanenbaum as secretary.

### **OPEN COMMENTS AND INPUT**

Question about the HOA website and whether it is the best place to get information.

Concerned expressed regarding speeding on HOA roads. Suggestion made to try some type of sign at the entrance (children at play or speed limit). Question then raised about how we know (other anecdotally) whether there is truly a speeding problem at the entrance and about how we can know whether the signs have worked, once up.

Concern raised re vegetation blocking line of sight at curve halfway down McClure.

Suggestion that there be an infrastructure review to determine who owns drainage facilities and similar capital items.

Suggestion that stop sign at west intersection of McClure and Maclean be replaced.

## **ADJOURNMENT**

There being no further business before the owners, the meeting adjourned at 7:43 p.m.

*Respectfully submitted,*

*Adam S. Tanenbaum*  
*Secretary*