

MCBRIDE HILLS ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF SPECIAL MEETING
April 29, 2018
7698 McClure Drive, Tallahassee, Florida

A Special Meeting of the Board of Directors having been called by the President and notice having been given via e-mail and public posting to the members at least 48 hours in advance, per Article II, section 3, of the Bylaws, the following ensued:

CALL TO ORDER

President Chuck McClure called the meeting to order at 1:20 p.m.

Attending also were Steve Bryant and Adam Tanenbaum, a quorum thereby being established.

Homeowners also present: Joe Martinez, Jorge & Genoveva LeFranc, Bonnie Gandy, Torrey Ford.

APPOINTMENT OF NEW MEMBERS

Pursuant to the Bylaws, VP Bryant moved to appoint Bonnie Gandy and Torrey Ford to fill two of the three vacancies on the Board. The motion passed, 3-0.

MINUTES

The Board reviewed the minutes from the prior meeting, held on April 8, 2018. The minutes were approved without objection.

REPAVING

The Board again discussed repaving the north end of McClure Drive. Currently, the Association is not projected to have enough cash on hand to pave until 2020. Bids received from vendors are at about \$47,000. The Association currently has approximately \$45,000 on hand.

Per inquiry by both President McClure and VP Bryant, a blanket loan on all of the Association's assets is a possibility. There was discussion by the Board about the pros and cons of this approach.

Sec'y Tanenbaum moved that VP Bryant be authorized to explore terms of a loan for up to \$20,000 and to communicate with McBride Estates about that Association paving its portion of McClure Drive at the same time. The motion passed 5-0.

President McClure noted that a special assessment is another avenue if someone wanted to spearhead that effort.

COVENANTS

A reminder that members cannot set out yard waste and trash in any form and expect that WastePro will pick it up. Yard waste must be in 4' x 4' x 6' piles. Bulk waste pick-up must be specially scheduled through WastePro.

The Association will continue to send notes to members with debris and other waste improperly set out at the street, as needed.

The Whitehurst property was discussed again. The property now is at auction, but it remains in non-compliance. Notices continue to be provided to the property owners.

FINANCIAL REPORT

Two members are past due on 2017 and 2018 assessments. Finance charges continue to accrue.

One member is past due on the 2018 assessment. A certified letter, return receipt requested, will be sent advising of the delinquency and possibility of lien.

MEMBER COMMUNICATIONS

At the request of VP Bryant, three more members have provided e-mail addresses for the purpose of receiving Association notices in lieu of mail and other means. The Association now only has six members who have not provided e-mail addresses. This low number translates into a significant savings in mailing costs for the Association.

GOLF CARTS

President McClure proposed a draft statement to come from the Board about the improper use of golf carts within the Association boundaries. After discussion and amendment, the statement was approved, as amended, to be sent out by President McClure.

SPEEDING

Mr. Ford raised a concern about speeding within the Association boundaries. Asked about pursuing placement of a "children at play" sign near the Bannerman-McClure entrance. The possibility of contacting the county about enforcement was also raised.

STREET LIGHTS

The need for installation of additional street lights was discussed. The Association needs someone to volunteer to spearhead this project.

BLOCK PARTY

The possibility of restarting the annual Association block party was discussed. Someone is needed to spearhead this project as well.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 2:54 p.m.

Respectfully submitted,

Adam S. Tanenbaum
Secretary