

**MCBRIDE HILLS ASSOCIATION, INC.  
BOARD OF DIRECTORS  
MINUTES OF SPECIAL MEETING  
April 8, 2018  
7698 McClure Drive, Tallahassee, Florida**

*A Special Meeting of the Board of Directors having been called by the President and notice having been publicly posted and given via e-mail 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 4:36 p.m.

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

**APPROVAL OF MINUTES**

The minutes from the special meeting of the Board of Directors held on March 24, 2018, were reviewed and approved by the Board, by a vote of 3-0.

**RESOLUTION REGARDING ARCHITECTURAL CONTROL COMMITTEE**

The Board considered and approved, by a vote of 3-0, a resolution of the Board that appoints President McClure as the Association's member on the Committee and approves appointment of Vice President Bryant and Secretary Tanenbaum as successor members to the Committee.

The resolution will be posted on the Association's website.

**COVENANTS AND RESTRICTIONS**

Discussion regarding President McClure sending correspondence to members regarding covenant enforcement. The correspondence would encourage members to work with their neighbors amicably if they see potential covenant violations. Rather than send an anonymous letter to the Board reporting a possible violation with the hope that the Board will get involved, a member should communicate with the neighbor in an effort to have the matter corrected without involving the Board.

Update on communications to members requesting covenant violation corrections.

**NORTH END OF MCCLURE DRIVE REPAVING QUESTIONS**

Three options discussed by the Board: Financing in part the repaving and get it done before 2020; seeking approval of a special assessment of the members and get the the repaving done before

2020; or wait until there are sufficient reserves to cover the estimated cost of repaving, which likely would be 2020.

Cost likely would be about \$40,000.

Secretary Tanenbaum urged that the Board at least contact a couple banks to inquire whether the Association could take out a short term loan to pay some of the cost of repaving, even though the Association does not have any assets (other than cash on deposit). President McClure and Vice President Bryant will inquire.

### **REZONING AT PARCEL AT BULL HEADLEY NEAR SUMMERBROOKE**

Another update on status of rezoning and county commission hearing.

Board will continue to monitor and advise members as appropriate.

### **PERSISTENT PROBLEM WITH GOLF CARTS**

There continue to be underage drivers operating golf carts on roads within the Association boundaries. The Board has received complaints to this effect. Even though such operation by underage drivers violates Florida law, the roads are private and owned almost completely by the individual members of the Association. The Association does not appear to own any property under the roads within Association boundaries. The Board, then, does not have any authority to “enforce” and stop this problem.

Secretary Tanenbaum raised the question of whether the operation by minors of golf carts could constitute trespass across each home’s property if that operation were contrary to the ingress/egress easement.

President McClure will draft correspondence possibly to send out to members asking that they comply with traffic laws when operating golf carts.

### **E-MAIL NOTIFICATION TO MEMBERS**

Discussion ensued about e-mail addresses on hand for the members. Only 14 still need to confirm e-mail addresses. Not financially feasible to incur expense of mailing notification to all members every time there is a board meeting. Will continue effort to obtain e-mail addresses. In meantime, Board will continue to publicly post notifications at McClure Drive entrance at Bannerman.

### **INSURANCE**

Vice President Bryant confirmed that the Association carries and pays for insurance required by Florida Statutes. Carrier is Southern Owners. Policy includes D&O coverage.

### **BOARD VACANCIES**

Per the Association's bylaws, there are three vacancies on the Board. This is because only three of the six Board positions were filled at the last annual member meeting. To pull in some more experience on the Board, the Board will seek out a couple volunteers interested in serving. The bylaws allow for the Board to fill vacancies by appointment by the current members of the Board.

## **ADJOURNMENT**

There being no further business before the Board, the meeting adjourned at 5:37 p.m.

*Respectfully submitted,*

*Adam S. Tanenbaum*  
*Secretary*