

**MCBRIDE HILLS ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF SPECIAL MEETING
May 20, 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 3:59 p.m.

Attending also were Steve Bryant, Bonnie Gandy, Torrey Ford, and Adam Tanenbaum (via telephone), a quorum thereby being established.

Homeowners present: Vickie McClure.

MINUTES

No minutes from April 29 meeting available, yet.

REPAVING

The Board again discussed repaving the north end of McClure Drive. Three scenarios:

1. Borrow \$15,000
2. Borrow \$20,000
3. Wait until 2020

Interest on loan is between 6 and 7%, plus other costs. Does there need to be lawyer review?

\$15,000 loan seems like best option, and self-funding seems like worst. If the HOA borrows money, though, there are steps the board must go through.

McBride Estates is not going to pave this year. It will wait until sufficient dues come in to fund it.

Torrey: There is no rush to pave.

Bonnie: Concerned oil prices could go up.

Chuck: Prices going up, but he does not like idea of borrowing. The road is not too bad.

Steve: Borrowing money is not as bad as he thought.

Adam: In favor of getting it down now to preserve a consistent depreciation schedule.

Chuck suggests that we get more detail on getting job done. Concern also raised about banker.

President McClure moves that Board moved forward with VP Bryant's proposed actions, which will allow bank to discuss loan terms with VP Bryant. MOTION PASSED 5-0.

Adam suggests changing loan to \$20,000 from \$15,000.

UPDATES

Minor repairs

Compliance: President McClure dropped letter off in owner's mailbox regarding tree limbs sitting by street. Second notice to be sent via mail.

Sale of Fish Camp: Called VP Bryant regarding update on dues.

ARCHITECTURAL COMMITTEE

Elizabeth Gannon Hunt sent blueprints, and everything looks good. Board still waiting for approved plans.

FINANCIAL REPORT

Two members are still past due. 6115 is going to settle his dues. Certified letter sent to Griffen family, but no response, so lien should be considered. 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.

NEW BUSINESS

Response to golf cart concern

Consider installing additional street lights?

Limb removal by county should occur by Friday.

Chastain Manor Development Update: 33 acres of new homes on Bannerman. Traffic of course a concern.

Need to update HOA website with latest materials, including agendas and minutes.

Updating covenants: Requires agreement by $\frac{2}{3}$ of homeowners, and 3 years of advance notice. Adam will track down covenants and provide to board.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 4:53 p.m.

Respectfully submitted,

Torrey Ford (took notes)
Board Member

Adam S. Tanenbaum (transcribed)
Secretary