

**MCBRIDE HILLS ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF SPECIAL MEETING
February 3, 2019
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 3:04 p.m.

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

Homeowners present: Landon Mauler.

MINUTES

Minutes from January 7, 2019, annual owners meeting approved, 5-0.

QUESTION re 7746 MCCLURE DR

Question came from potential buyer of property regarding permissible improvements. Discussion regarding possible response. President McClure will refer her to covenants available online.

TRAFFIC ENFORCEMENT

Private roads not under county jurisdiction without a contract. Discussion re challenges to having sheriff enforce traffic laws on private roads pursuant to contract.

Discussion re speed limit signs in community. Not enforceable, but belief is that they help advise drivers to use caution and drive slowly on our roads.

President McClure moves to post two signs: 1) 25 MPH sign at front, with consent of homeowner at location; and 2) replace "Watch for Children" sign with 25 MPH sign.

Mr. Tanenbaum questions whether any empirical data exist supporting assertion that there is persistent speeding at front of community. Mr. Torrey indicates that he has observed cars speeding by his house near the McClure entrance. Mr. Tanenbaum points out that this is subjective and anecdotal, so the board has no way of measuring whether the signs end up being effective.

Motion passes, 4-1, with Mr. Tanenbaum in opposition.

AGENDA ITEM # 6 (re COORDINATION BETWEEN HOAs ON SPEED SIGNS)

Postponed by unanimous consent.

INFRASTRUCTURE MAINTENANCE

Letter from resident re engineering report and intended repair of concrete drainage junction near street at front of house.

County will not fix our drainage infrastructure, because it does not own it. HOA, however, can contract with the County for repairs.

Question raised re extent to which HOA is responsible for maintenance of drainage facilities and other infrastructure underground throughout the community. Vigorous debate ensued.

Mr. Tanenbaum will inquire about costs involved with hiring lawyer to assess easement rights and ownership of infrastructure.

STREETLIGHT MAINTENANCE

Discussion re whether there is anything else to be done re streetlights. Owners can contact city and request new street light or repair of existing streetlight. HOA pays for electricity to power the lights. If owner sees streetlight out, he/she may contact VP Bryant, who will contact the city.

NEW AREA DEVELOPMENT

There is application review hearing on Feb. 6 re Bradfordville Indoor Storage Facility. This is site planning, an initial step.

FINANCIAL UPDATE

VP/T Bryant reports that the HOA loan is paid down to \$12,252.90. Cash on hand is \$6,213.51.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 4:11 p.m.

*Respectfully submitted,
Adam S. Tanenbaum
Secretary*