

**Minutes of McBride Hills Association Annual Meeting of Homeowners
December 10, 2014**

The following homeowners attended the meeting at the Bannerman Crossing complex:

Steve and Darlyne Bryant, Lynn and Paul Viscontini, Mike Smith, Bruce and Maria Smith, Bonnie Gaudy, Joe Martinez, Jennifer and Torrey Ford, Kendall Coates, Chuck and Vicky McClure, Lynda Benecick, Byron Stockseth, Cedric and Nadine Shephard, Genovera LeFranc, and Landon Mauler.

Steve Bryant, Treasurer and Vice President of the Association called the meeting to order at approximately 6:35pm. President Curtis Austin and Secretary Josh Wesley were not able to attend the meeting.

The slate of candidates for election to the board were announced. Paul Viscontini as President, Steve Bryant as Treasurer and VP and Mike Smith as Secretary. Members were asked if there were any of nominations for election. There were none. A move and second were made to unanimously elect the slate of candidates. The motion passed without objection.

Paul and Mike then joined Steve at the head table as new board members.

Steve thanked Vicky McClure for decorating the entrance to McBride Hills. Charles McClure thanked Steve for getting the association back on track.

Steve Bryant presented the Treasurer's report (a copy of which is attached to this email). As part of the treasurer's report there was a discussion to be more forceful and possible start the lien process against the 8 homeowners who are currently behind on their payments.

Steve informed us that he had been notified by our insurance agent that homeowners associations have to decide whether to have insurance to protect them from board members misusing funds. The association can decide to waive this bond if it so chooses. A motion and second was made to waive the bond for one year. The motion passed unanimously.

A motion was made that any amount over \$500 spent by the board has to have unanimous board approval. There was a second and a vote was taken which again passed without objection.

The next item for discussion was the repaving of the roads. With the price of oil going down Steve got a new estimate from North Florida Asphalt. The new estimate was \$81,400. this is more that the association has in its account. A suggestion was made to include information about possible road paving in the

upcoming assessment bills which will be sent out in January 2015. It was also suggested that language be placed in the letter stating that members might be asked to approve a special assessment to raise the necessary funds to go forward with the repaving of the roads. A poll question was also suggested as a possible addition to the bill asking about support for repaving with the understanding it would mean each homeowner paying an additional fee.

The discussion also asked about the possibility of joining the two other associations in looking at repaving the entire subdivision area. This has been investigated before with one of the other associations showing interest and the other showing no interest. Steve said he would revisit with the associations.

We also discussed the need to get a performance guarantee from the paving company before committing to a contract.

Other business:

Steve informed us that the Leon County planning commission had approved professional space along Bannerman Road that would include an Urgent care facility, a sit-down restaurant and a small grocery store. The current plan also allows for approximately 150 single family homes to be built in the area. The developer Rick Kearney also has in the plans to put in a helipad on his property in the area. There was a suggestion we contact the FAA to voice our objection to the helipad.

The widening of Bannerman is in the works but it could take a few years for the project to be started and completed. Part of that plan is still up in the air over what should handle at the Reynolds Road entry off of Bannerman.

The meeting adjourned at 7:35pm.

Recorded by Mike Smith, Secretary