

Grandin Lake Shores Association

April 1st 2024

MINUTES

Date: 4/1/24

Time: 7pm

Board members in attendance

Troy Weaver, Karen McCarthy, Glenda Woodard, Kathy Smith, Theresa Wilson, Helen Curtis and Nicole Chauncey

Approval of Minutes

The minutes were read and a motion to accept was made by Karen and seconded by Helen. Motion carried unanimously.

Treasury Report

The treasurer's report was read and the motion to accept was made by Karen and seconded by Kathy.

Executive Committee

Discussed who was on the committee. It is Troy and Karen. Kathy volunteered to sit on the committee as well. Discussion followed as to what the executive committee does.

Custodial/ Maintenance

Nothing to report

Hall Use

Dates of rentals – April 13th, April 20th, May 18th, June 1st and June 6th. It was discussed that the hall be available for half day rentals. \$200 for four hours or \$300 for a full day. The motion was made by Helen and seconded by Kathy. The details of this to be discussed at next month's meeting.

Neighborhood Watch

It was stated that the community seems to be doing well without a defined program/schedule via Facebook. Should use non- emergency number to sheriff's office if anyone sees anything they deem out of the ordinary. 386 329 0800.

Welcoming committee

Nothing to report but Glenda did ask for a new welcome packet with updated bylaws to hand out.

Yard of the month

Tim Aponte at 215 Dogwood.

Activities and Events

Coffee club going strong with eleven people showing up for last one

Public relations

Nothing to report

Yard Sale

Nothing to report.

Governing Documents

Karen, Glenda and Helen will be on this committee. They will get together and go look at the original charter.

Unfinished Business

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New Business

- Update on information from the state of Florida regarding revitalization. We need clarification on Bylaws vs covenants and restrictions. The first step is for a volunteer to go to the county and pull what is recorded. According to the state BYLAWS are enforceable and covenants are not until revitalization is complete. Once we have what is recorded, we need to sit down and read it, then decide if an attorney is needed to clarify or we start enforcing the bylaws as we understand them. * Troy spoke with attorney, and she stated the papers were done correctly but the covenants were more restrictive than the old ones (pre 1990) Count submitted was 51% of the property owners, actually need half of the total lots to be signed, (not people count, lot count) Kathy volunteered to get copies of from the Clerk of Courts for covenant restrictions and BYLAWS.
- Revitalization- First step is updating the current owner list. Kris gave a spread sheet as a stepping off point. Need volunteer to help with this...
- The HOA attorney is \$300 per hour. Helen made a motion to retain, Glenda seconded. Motion was carried unanimously. Troy stated that the association could sell the association property to pay for attorney. Glenda said the fire dept uses that to fill water tanks. Troy stated they could use the boat ramp for that if necessary. Glenda donated \$100 to attorney fee.
- Lawn Maintenance – need to post for bids as we have in the past. A scope will need to be written for prospects to bid against. Volunteers? We should accept bids on as needed basis for now and move to the yearly contract again when funding permits.

- Liabilities – swim area and boat ramp are being used by non-residents and are not covered by insurance for these people. These areas need to be secured to reduce exposure. Discussion followed as to obtaining combination locks for these areas. Troy will speak to the owner of B&B to replace the fence that was taken down so we can move forward with the locks.
- Record keeping- not sure how it was handled in past but a hard copy of minutes and treasurer report need to be filed in records room.
- Treasurer vote - tabled until next meeting
- Secretary – Glenda made a motion for Sabrina to remain in position. Kathy seconded. Motion carried unanimously.

Input from members

Neil Chauncey stated that residents should not have to pay for clubhouse per bylaws. He also asked that Kenny Master's name be added to plate on the rocking chair.

Discussed the fact that a master list of emails needs to be generated for monthly newsletters.

It was noted that the property cards have 2023 and not 2024 on them.

Helen stated Clearwater Lake has an electrical current running through it by her house. Not sure where it is coming from.

Adjournment – Motion made by Helen and seconded by Kathy.

Next Meeting May 6th 2024