

MOUNT SHADDAI HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

Call To Order

A special board meeting was held on January 5, 1991, at the home of Richard and Tomie Stover at 11739 Tarpon Springs Road, Odessa, Florida. The meeting was called to order by Ed Smith, President, at 10:10 AM.

Attendance

Directors present were:

Bob Liniger
Roger Mays
Jim Rhodes

Ed Smith
Richard Stover

Directors absent were:

Leonard Kent

Leo Gendreau

Business Conducted

Financial Report

Roger Mays presented a preliminary 1990 financial report. A general discussion of the Association's financial condition followed.

Water System Repairs

Heavy construction trucks drove over a main water valve box which was located in or near a driveway causing several hundred dollars in damages. The contractor responsible paid for pipe and valve repair; however, Mr. Miller, our water contractor, felt that the valve should be protected in a concrete vault to prevent future damage. He could not contact us in a timely manner and proceeded with repairs on his own authority. The Board approved payment of \$340.91 for this repair, but requested more information on the circumstances. The need to establish a better method of receiving information about emergencies and problems was discussed.

Delinquent Accounts

Some 1989 and 1990 fees remain unpaid. The Secretary will send notices to the members with past due accounts informing the members that interest is charge on one year delinquencies and liens may be filed on payments two or more years past due. Any past due amounts remaining at that time will be discussed at the annual meeting.

New Billing Procedure

The Secretary suggested that the Association charge a billing service charge for payments not received by March 31 and that

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monthly reminders be sent to those with past due accounts. He suggested that \$2.00 per month, starting in April, 1991, would be a reasonable charge.

Jim Rhodes moved that this be proposed to the members at the next meeting. Roger Mays seconded the motion and all approved.

Developer's Lots

The problems of deciding whether certain lots were privately owned or were being held for development by one of the two original developers was discussed. The Association's attorney recommended that the Hoyles and the Stovers each be charged for the one lot that they have built on. Additional lots are considered to be held for development if they were assigned as part of the original development agreements. It was recommended that the Hoyle bill be adjusted to one lot and that this change be presented to the membership for approval at the next general meeting.

Jim Rhodes moved that the above be done. Bob Liniger seconded and all approved.

Metal Roofs

Ed Smith presented a proposed change in the restrictions to allow metal roofs. Richard Stover discussed acceptable types and suggested specific language to be used. The proposed change will be presented at the next general meeting. Richard Stover will bring samples of approved types.

Road Maintenance

The maintenance of the roads is falling behind according to Richard Stover and some members who have used them recently. Richard presented figures indicating that it would require considerable additional money to re-gravel all roads each year -- the best technique. there was considerable discussion of options. Bob Liniger moved that the road fees be increased \$2.00/month to pay for better maintenance. Richard Stover seconded. The motion failed.

Jim Rhodes moved that the fee be increased \$1.00/month. Richard Stover seconded. This motion passed and the fee change will be presented for approval at the next general meeting.

General Discussion

A general discussion of problems caused by construction, power line installation, storms, etc. followed. Several of these problems and suggested solutions will be discussed at the general meeting in February.

Adjournment

The meeting was adjourned at 12:30 PM.


Bob Liniger, Secretary

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Mount Shaddai Homeowner's Association
First 1991 Board Meeting

Call to Order

The meeting was held at the home of Ed and Alice Smith, 19252 Blount Road, Lutz, Florida 33549 on Saturday, February 23, 1991. President ED Smith called the meeting to order at 4:35 PM.

Attendance

Directors Present

Paul Harvey
Bob Liniger
Roger Mays
Elmo Neff
Ed Smith

Directors Absent

Nathan Browder
Jim Rhodes

Business Conducted

The only business discussed was the selection of officers for 1991. Richard Stover had previously announced that he could not serve on the board. Ed Smith stated that he would serve on the board, but did not have the time to be president for another year. Leo Gendreau had not been able to attend any board meetings. Roger Mays and Bob Liniger offered to serve another year. Jim Rhodes was nominated for president and Elmo Neff for vice-president. Nominations were closed and the following were elected:

President	Jim Rhodes
Vice-President	Elmo Neff
Secretary	Bob Liniger
Treasurer	Roger Mays

Adjournment

The meeting was adjourned at 4:55 PM.



Bob Liniger, Secretary
March 15, 1991