

WORTHINGTON

COMMUNITY ASSOCIATION, INC.

**Budget & Board of Directors Meeting
November 28, 2018
Panther Trace II Clubhouse
Meeting Minutes**

1. Call to Order-Certifying of Quorum

The meeting was called to order by President, Jim Bishop at 6:39 p.m. Board members Kaali Cohen and Joe Cavanaugh were also present, therefore a quorum was established. It was confirmed that timely notice occurred. Jeana Wynja represented McNeil Management.

2. Approval of Minutes

The manager presented the board meeting minutes from August 29, 2018.

On Motion: Duly made Joe Cavanaugh, second Kaali Cohen, carried unanimously.

Resolve: To waive reading of the minutes and approve as presented.

3. Committee Reports – Architectural Report was reviewed.

4. Management Reports - Manager presented Financial and Management reports.

5. Business Items

Election of Officers: The Board discussed officer positions. Jim Bishop will continue as the President, Kaali Cohen-Vice President, and Joe Cavanaugh-Treasurer/Secretary.

On Motion: Duly made Jim Bishop, second Joe Cavanaugh, carried unanimously.

Resolve: To approve the officer positions.

Architectural Review Criteria Guidelines: Manager presented the Affidavit of Mailing, indicating that proper notice was mailed to all owners on November 7, 2018 regarding the discussion/adoption of new standards. The Board reviewed the Guidelines as presented. Owners inquired about standards for garage doors, front doors and solar panels. The Board decided to table discussion/adoption of standards until owners can perform due diligence and provide the Board with suggested standards regarding items above.

Replace Association's Attorney: The Board reviewed the Legal Services Agreement from Glausier Knight Attorneys at Law. After review of the Agreement, the Board decided to move forward on a trial basis only. The Board will engage other law firms for their legal service offerings. Any open litigation matters that are with Nathan Frazier will remain at his office until closed, and all new items will be moved to Glausier Knight.

On Motion: Duly made Jim Bishop, second Joe Cavanaugh, carried unanimously.

Resolve: To approve the Legal Services Agreement from Glausier Knight Attorneys at Law as presented.

Potable Water Leak: A substantial potable water leak occurred in the community around October 15, 2018. Plumber was called and found that a 2" elbow was cracked in half and was buried deep below the ground. Cost to repair the emergency leak was \$2,288.93. Cost of potable water loss came to around \$800. Manager engaged Hillsborough County Water Department, however the Water Department indicated that HOA did not have a loss of water large enough to justify their standards for a loss credit.

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Backflow Leak: On October 17, 2018 the HOA's backflow device was observed as leaking. Plumber fixed the leak for \$145.

6. Adjournment

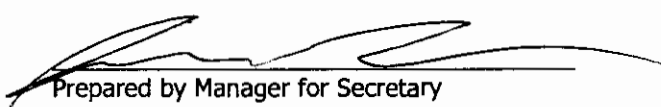
Owners Comments: Owner concern regarding crack filling during asphalt repair/seal coating project; Jim indicated sealcoating sealed any visible cracks. Owner concern regarding cracks/dip in road near his house on Holmbridge.

Owner inquired if there were any future plans for managing the price of house/water bill as it appears to continue to increase. Jim informed owners that sub-metering was researched; to incorporate sub-metering, the HOA's Declaration would need to be changed and would require a membership vote of 75% of the owners (67 owners) to agree to the change. A water conservation letter was mailed today with the Assessment mailing for all owners to check for water leaks in their homes. It is up to the individual owners to ensure that leaks are taken care of in their home (not the HOA) to help with the management of the HOA water bill. Manager informed that the County checked the County water meter to ensure that it is working properly and found that it is working at the proper capacity, that there are no signs of major leaks, and that the County's costs have increased for water usage over time. Another owner asked why water is not paid for out of reserves; Jim indicated to owner that the reserves account is for capital expenditures and water is an operating expense. Kaali asked the owners to form a sub-committee (Water Committee). Herman Medina, Herman Rawls, and Mike Davidson agreed to form the Water Committee and act as an advisory committee to the Board of Directors.

Owner concerns regarding stop sign turned backwards, people fishing in the CDD pond at Gilmerton Mist cul-de-sac and trespassing onto his property to gain access to the pond; why the CDD does not have raised earth (berm) in front of the community, inquiry regarding integrated card system for CDD amenities and Worthington vehicle gate, and why website has not been updated recently. Jim addressed that the Board will engage a handyman to turn the stop sign the correct way, and Joe indicated that other signs that are crooked throughout the community and need to be straightened. Jim indicated that the pond at Gilmerton Mist cul-de-sac is owned by the CDD; if someone trespasses on his property, then he should call Hillsborough County Sheriff's Department. The property in front of the community where there is no raised earth (berm) is owned by the CDD and owner should engage the CDD. The CDD controls the amenities card and the HOA controls the vehicle gate card – two different entities / systems. Jim will work towards updating the website.

On Motion: Duly made Jim Bishop, second Joe Cavanaugh, carried unanimously.

Resolve: To adjourn the meeting at 8:29 p.m.


Prepared by Manager for Secretary