

**Mimosa Bay Homeowners Association Inc.**  
**Board Meeting Minutes**  
**1 December 2020**

**I. Call to Order** – HOA President, called meeting to order at **5:01 pm**.

- President; Vice President; Treasurer, Secretary, CAMS Manager and Mimosa Bay Administrative Staff were present and operating within COVID-19 Phase Two State restrictions by practicing appropriate social distancing and gatherings of 10 or less individuals.

**II. Homeowner Forum (Open Forum)** – The BOD, in compliance with State COVID-19 restrictions limiting attendance, there were twelve (12) “open forum” homeowners present (ten maximum inside with two waiting outside) and discussed the following:

- A community member discussed issues concerning vehicle traffic running over their sprinklers near the main road. Several discussions occurred on multiple potential solutions to include the use of reflectors, boulders and using cement “doughnuts” to protect the sprinklers. The BOD identified that there are potential issues regarding the easement of properties and the requirement to have access by emergency personnel.
- A community member mentioned the possibility of closing the turn-around areas on the main entrance to prevent damage to the sprinklers and grass area. The BOD mentioned that the turn-around areas are needed for vehicular movement and that there is not much anyone can do to enforce or change the irresponsible driving habits of members within the community.
- A community member requested that a community notification be sent to the community regarding the wear of reflective materials by community members during dark hours (walking, jogging, running, etc.) to mitigate potential accidents/injuries. The BOD will prepare an information notification for CAM’s to release for the community at the earliest opportunity.
- Another community member mentioned the parking of vehicles in “sensitive” areas (we had to spend HOA money to repair crushed pipes due to similar actions in Oct 2020). The member requested a means or process in which to immediately notify CAMS and to access a fine for the unauthorized parking. The BOD responded that with the many variables and unknowns (short term parking situations) it may not be feasible to respond to the location in a short timeframe. The BOD reminded members that within the covenants, this situation is already covered and restricts parking in all “sensitive” areas.
- A member requested the approval to post signs to keep trespassers off their property. The BOD identified that unfortunately, the covenants restrict such signage posting within the community with a few exceptions (election signs). The member stated they are upset with the community enforcement in that some members are currently conducting. The BOD acknowledged that there may be some community members conducting the actions but, it is not the common practice within the community.
- A community member expressed concern regarding their property on E. Goldeneye and the removal of trees behind their home. The BOD identified that we have been in contact with the Developer to understand their long-term plan for the addition of new homes within the community. The Developer identified that they are following their original plan and that they have sold those lots to a builder that has since been re-sold to another builder. The member then requested the Developer provide information regarding future landscape plans for the HOA so that all can understand. The BOD will contact the Developer and see if they can provide the requested information.

- **III. HOA Board Meeting (Closed Forum) – (5:55 pm.)**

- The BOD reviewed the November 2020 monthly meeting minutes and unanimously approved via electronic means. CAM's will post on the HOA portal for community viewing.
- The BOD discussed the upcoming Annual Meeting and agenda items for action.
- The BOD Treasurer stated that the AED equipment re-certification is coming due. The BOD agreed to not re-certify the equipment as they are not required within the community areas and will save some annual operating expenses.
- The BOD talked about the recent Social Committee craft fair as it was a huge success by raising about \$675.00 to support future community events and efforts. This money needs to be used within the calendar year and only on the community; not to pay bills to maintain non-profit status.
- The BOD reviewed the status of the new Committee Charters. The BOD has been working hard attempting to update and complete all the charters along with instructions for each committee to follow when representing the BOD within the community. The BOD plans to attend initial committee meetings and provide basic educational guidance to ensure all members have the same level of process and information to assist them in performing their volunteer duties.
- East Coast Consolidated, Inc (ECC) contacted the BOD and indicated that the playground mulch vendor expects to have delivery within the week and will contact the BOD once he confirms delivery and then seek installation instructions.
- The BOD discussed the damage (mentioned during open forum) to the grass on the main entrance where a vehicle turning around created several very large tire ruts and options to protect those areas from future events. The BOD will continue to seek options and discuss at future board meetings.
- The BOD addressed the continued discussions with the Developer concerning the various road repairs required within the community; awaiting responses from the Developer before the BOD can proceed with corrective actions.
- The BOD reviewed the storm water retention pond warning signs as presented by CAM's. Of the several options to choose from, the BOD selected and unanimously voted to install twelve (12) 18-inch X 25-inch signs at a cost of \$35.00 each.
- The BOD discussed the status of the drainage repair on the corner of Harlequin and W. Goldeneye and indicated we are still awaiting a response from Dragonfly to deliver a proposed drainage "scope-of-work" for the BOD to review.

**IV. Executive Session (Closed Forum) – (8:15 pm.)** The BOD cancelled a proposed scheduled hearing and had no further topics to discuss.

**Meeting Adjourned – 8:17 pm.**

**Next HOA Board meeting on 5 January 2021 at 5:00 pm.**