

Southwest Property Management

Traditions Homeowners Association Board of Directors Meeting Minutes Fire Station Department Training Room 7PM 5-20-10

- I. Call to Order: 7:01 PM
- II. Evidence of Meeting: Website and signage
- III. Quorum: Gina Cortes and Shawn Kelley. Marie Laughlin has stepped down. Kate and Spencer from Southwest Property Management.
- IV. Approval of Minutes from the previous meeting:
Shawn Kelly **MOTIONS** to approve. Gina seconds. Carries unanimously.
- V. Financial report:
 - a. Spencer Solomon presented the Financial Report
 1. Discussion regarding why Traditions is still paying for street lights and lightpoles
 2. **Spencer** to explore Winter Garden reimbursing Traditions for money paid to rent light poles. May be able to recover several years of payments. **ACTIVE**
 3. Decorative lightpoles at entrance would be excluded and might need to be put on a separate meter.
 4. John Cooper stated that prior management company had said a deal was cut between developer and Winter Garden.
- VI. Manager's Report
 - a. Manager's report on property/vendors
 1. Residents have been very responsive to compliance notices
 2. Renters are still an issue.
 3. 236 Davison has greatly improved once UK owners became aware
 4. 116 Faulkner is no longer owned by HOA.
- VII. Old Business
 - a. Orange County ReNew Grant Update
 1. Shawn is still gathering landscape bids to complete application
 2. Kate secured entrance painting bids and they are done
 - b. Dry Pond update and landscaping
 1. Dry pond was bushhogged by Millennium and looks great.
 2. Trees at front of community were pruned badly by existing landscaper
 3. Distressed entrance landscaping will be replaced by grant
 - c. ARC/ARB Committee
 1. Paint Palette is in the works

2. Paint palette selections will be available after the meeting for review.
3. **Kate** to update website to reflect Holly Simonini as new ARC contact

VIII. New Business

- a. New board member
 1. Shawn **MOTIONS** to appoint John Cooper to replace Marie Laughlin as Vice President. Gina seconds. Carries unanimously.
- b. Landscaping Contract
 1. Discussion regarding hiring Dobsons to replace Crane and Son
 2. The monthly cost will include pest fert for less than current cost.
 3. Shawn **MOTIONS** to choose Dobsons as the new landscaper. Gina seconds. Carries unanimously.
- c. Rules and Regulations
 1. Kate gave Shawn Rules and Regs from another community for review.
 2. **Shawn** is working on editing and customizing Rules and Regulations to clarify Traditions' Documents. **Active**
 3. Final Rules and Regs will have to be reviewed by attorney.
- d. Fall Garage Sale Date
 1. Tabled until August
- e. Website contact
 1. **Jennifer Grant** agreed to be a contact for the website and will let Kate information about community news.

IX. Committee Reports

- a. Social
 1. Discussion about planning Fall block party on Faulkner.

X. Comments from the neighborhood:

1. Discussion regarding delinquent accounts.
2. Discussion about homeowners not picking up after their dogs and how to remedy it.
3. Kate placed a reminder on website earlier in the month. **Shawn** to mention in next newsletter.

XI. Adjournment: 8:37 PM