

**Traditions Homeowners Association
Board of Directors Meeting Agenda**

August 4, 2011

Winter Garden Fire Station

Training Room

1 East Cypress, Winter Garden, FL

7 PM

Southwest Property Management: Judy Greene, LCAM

- I. Call to Order: Shawn Kelly called the meeting to order at 7:03 PM.
- II. Evidence of Meeting: Sign Posted and notice on website
- III. Establish Quorum:
 - a. Shawn Kelly, President John Cooper, Vice President, Gina Cortes, Secretary/Treasurer and Judy Greene, SWPM
- IV. Approval of Minutes from 5-5-11 BOD meeting:

Motion John Cooper, Second Shawn; unanimous approval
- V. Management Report:
 - a. Financials – July Financial Statements distributed to the Board
YTD over budget \$800; **Judy** will have costs for sign repair (\$1750) moved to reserves resulting under budget \$950; Five delinquent accounts = \$7,295
 - b. Property Report – Distributed to the BOD
 - c. Violations Report – Distributed to the BOD
 - d. Security – Officer McCloud reported on the most recent crimes in the area: 5/10 suspicious person asking for help, 7/9 suspicious incident, window left ajar, owner notified, 8/1 fraudulent charges on someone's credit card
- VI. Old Business:
 - a. New Rules & Regs, per By-Laws Section 4.15.6: Powers and Duties of the Board of Directors
The documents state as powers and duties of the Board: "To make and amend reasonable Rules and Regulations respecting the use of Association's property including Common Areas, to govern the conduct of Lot Owners and use Restriction as such terms are defined in the Declaration of Covenants, Conditions and Restrictions for the Subdivision and for the health, comfort, safety and welfare of the Lot Owners."

Shawn Kelly explained that the Traditions documents are vague and do not provide detailed guidelines to effectively manage the business of the Association. The attached Rules and Regulations are recommended to further clarify the covenants. **Motion** by John Cooper to adapt the Rules & Regs effective as soon as possible with notice to owners that the effective date will be 30 days after document is delivered to owners via US Mail. Shawn Kelly- seconds. The mail out will include a cover letter from the Board. ~~Issues that are currently in place that would be considered violations will be grandfathered in and will not be considered out of compliance.~~ **Judy Greene** will coordinate the mail out.

- b. The September 1999 Addendum has been added to the website.

VII. New Business:

Entrance Landscaping – Todd Baudendistel distributed copies of suggestions for plants at the entrance. Shawn explained that the Landscape Committee was recently added to increase community involvement and improve the neighborhood. Jason Sheridan will provide the plants at a very reasonable cost. The Committee will remove the Sega Palm from the entrance.

VIII. Committee Reports:

1. ARC Sign In Sheet distributed to BOD – paint pallet is available on website
2. Landscape Committee reported above (VII. New Business)
3. Neighborhood Watch - Add to Annual Meeting Agenda for volunteers

IX. Adjournment: Motion to adjourn John Cooper, Gina Cortes second 8:08 PM