

Jan 13 HOA Board meeting DRAFT

Location : Corral

Time : 3 :00 pm

Present : Ron, Suzanne, Brad, Randy, Eddie, David

Absent : none

1. **Motion: 2025-01-13-1:** Approval of Dec 5th Board meeting minutes

Move: Brad

Second: Randy

Discussion: none

Vote: all said yes so unanimous

2. **Motion: 2025-01-13-2:** approval of Capital Fund improvement Committee of Dec 19th and Jan 2

Move: Eddie

Second: Suzanne

Discussion: none

Vote: unanimous

3. Brad will produce Board meeting minutes for Dec 30th and Jan 6 2025.

Eddie will provide minutes of by law committee meetings .

These could get approved on Jan 23

4. **Treasurer:**

Motion: 2025-01-13-3:

Approve the cost of the following bus trips: Strawberry Festival, Broadway Dinner show “ Jersey boys” and Tampa Casino up to an amount of \$ 5,000.

Move: Suzanne

Second: Eddie

Discussion: none

Vote: unanimous

5. **We reviewed the organization of Jan 23 Board meeting:**

— **Documents** we need for this meeting:

- 1- Minutes of HOA Board meetings in December and Jan.
- 2- Minutes of Jan 13 board meeting
- 3- Minutes of By law Committee meetings
- 4- Minutes of Capital improvement Fund committee for Dec 19th and Jan 2 2025 and Jan 16 2025
- 5- Randy will not table the 2024 Year End financial report with original budget, actual spending, Variance but will provide a Dec 2024 financial report .
- 6- 2024 Annual Report : Suzanne still waiting for the Committee reports from Finance, Building & Care, Membership, Welcoming, By law, etc
- 7- Randy will move the following **Motion:** a revised 2025 Operational Budget with the two items we recommended at Dec 5th (change description line item Office software and replace line item Entertainment by Professional fees) and now also approve the revision on Budget for checking #2 to include \$10,000. For SAC as recommended by the Social Activity Liaison Committee at its Nov 19th , since all board members have now reviewed the 2025 SAC budget and the 2024 SAC financial report.

6. We reviewed the organization of the MEMBERS JAN 23 MEETING

1-WE NEED VOTING RED AND GREEN CARDS. Brad showed us what he will be buying: they will be actual paddles and we will ensure they are returned at the end of the meeting.

2-WE HAVE annual Report and financial report to give – suggestion do those after by laws

3-BY LAWS

How to proceed on discussion and votes:

Eddie argued we must approve whole bylaws in one motion and cannot accept any modifications , **since all modifications must again be submitted to a notice period.** They can also be sent to committee again. He could not quote the source for this opinion.

Suzanne stated that yes amendment motions can be accepted since notice has been given that these bylaws will be discussed.

Suzanne requested that they both check their sources and advise others.

Separate BY SECTIONS

6 big SECTIONS

DEFINITIONS, BY LAWS, ARTICLE I , II, III, IV,

ARTICLE V MEMBERS

ARTICLE VI BOARD OF DIRECTORS..., ARTICLE VII ELECTIONS

ARTICLE VIII: MEETINGS OF DIRECTORS

ARTICLE IX: OFFICERS

ARTICLE X : ACCOUNTING, „ARTICLE XI , XII. XIII, XIV, XV, XVI, XVII, XVIII APPENDIX A

WE EXPECT :

1- A MOTION TO REVISE article V members, section 10-9

To delete the last part of the sentence “ and at least 15 % of members in good standing....HOA.”

2- A motion to revise the process of approving the budget to include a path for members to approve.

3- A motion to revise the section 11 on Standing committees as it refers to SAC

7. Adjourned : 4:37 pm