



Old Farm Homeowners Association  
Board of Directors Meeting  
Wednesday, May 27, 2015  
7:00 PM – Grace Community Christian Church-2100 Rosemont Ave

### **Meeting Minutes**

**1. Call to Order:**

- a. Diana Booth called the meeting to order at 7:00P.

**2. Determine Board Quorum:**

- a. New board members Randy Jones, Cathy Gordon, Gary Kantner, Jim Owens, Gary Spitalsky and Diana Booth of Sunshine Management

**3. Approval of Meeting Minutes of February 26, 2015:**

- a. Minutes were read by Cathy Gordon.
- b. Motion to approve by Randy Jones and second by Gary Kantner.
- c. Motion carried.

**4. New Business/Unfinished Business:**

- A. Election of Officers: President, Vice President, Secretary, Treasurer, and Member at Large:

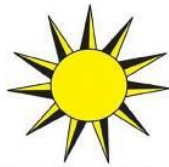
- a. Board members voted for new officers.
  - i. Gary Spitalsky, President
  - ii. Randy Jones – Vice President
  - iii. Secretary – Cathy Gordon
  - iv. Treasure – Jim Owens
  - v. Assistant Treasure – Gary Kantner
  - vi. Member at Large – Gary Kantner

- B. Community Facebook Page:

- a. Sunshine Management will contact Missy Bryant to determine if she will continue working on the Facebook page.

- C. Updates from the Covenants Committee-ARC Applications-Violations:

- a. The Covenants Committee report was given by Gary Kantner.  
In the past month:
  - i. 6 applications were received and all were approved.
  - ii. Ten violations letters were issued on 2/17/2015. No compliance by deadlines. New letters issued again on 4/15/2015 with extended deadlines.
  - iii. Compliance on walkthrough 5/27/2015.
  - iv. Three have been corrected.
  - v. Seven are still in violation.
  - vi. Covenants Committee will meet with the Sunshine Management to discuss issuance of fines.



**SUNSHINE MANAGEMENT  
CORPORATION**

- D. Revisiting of Sink Hole between Old Farm Condo and Basketball Court:
  - a. It was determined that the sinkhole is on Old Farm property.
  - b. An estimate was by a local contractor to add a swell to the area between the basketball court and the condos down to the creek.
  - c. Old Farm HOA gives the Condo HOA permission to have the worked completed.
  - d. A motion was made the Old Farm HOA will pay up to 25% of the cost to have the work completed. The motion was made by Gary Spitalsky and second by Cathy Gordon, The motion passed. Randy Jones voted against the motion.
- E. Proposal to repair basketball court asphalt:
  - a. New board is to review and revisit.
- F. Weeding and mulching of flower beds in common areas:
  - a. Diana Booth have Turf Management to weed areas.
- G. Website:
  - a. Missy Bryant will continue providing information for website.
  - b. All information requires review and approval by board.
  - c. All information is to be sent directly to Diana for distribution to the board.
- H. April 2015 Financials (public)
  - a. It was noted that Joan Willoughby's name needs to be removed from the bank account and new names added.
- 5. Next Meeting Wednesday, June 24, 2015
- 6. Open Forum:
  - a. Yard Sale is June 6<sup>th</sup> from 8:00A – 1:00P
  - b. Rain date in June 13<sup>th</sup>, same times.
  - c. Diana will place an ad in the News-Post to run 6/4-6/2015.
  - d. Diana is to send a letter to resident on Collingwood about dead tree.
  - e. The boards will be considering a modification to covenants to accept sheds made from maintenance free materials. Gary Kantner will draft a letter for the board to review.
- 7. **Executive Session(Board members only)**
  - a. Delinquent Owners owing more than \$200.00 will be sent a letter from a lawyer stating a lien is being placed on their home.
- 8. **Adjourn:**
  - a. Motion made to adjourn by Gary Spitalsky and second by Randy Jones.

Respectfully submitted by,

*Cathy A. Gordon*

Cathy A. Gordon, Secretary