

Royal Pines Country Club Estates  
Homeowners Association Monthly Meeting  
October 5, 2017

With a quorum being present, President Karen Hardy called to order the monthly meeting of the Royal Pines Homeowners Association at 5:30 PM.

President Karen Hardy presented the agenda for the meeting, asking whether there were any additions. None were added.

President Hardy began by introducing the standard to be followed during the course of each meeting:

1. Members of the Board will sign in prior to the start of each meeting.
2. Attendees other than Board members will also sign in and indicate whether they have concerns or questions to share at the meeting.
3. Agenda as stated at the beginning of each meeting will be presented one topic at a time, reviewed, discussed and voted on by the members of the Board. Board Members ONLY may participate during this phase of the meeting. Each member will have an opportunity to express his or her opinion without interruption from other Board members
4. When the business portion of the meeting has ended President Hardy will open the floor to all other attendees who requested time to bring their issues to the Board. These issues and comments will be heard by the Board and addressed at this time, if possible, or at a later date if that be the case.
5. If possible, President Hardy would like to be contacted prior to the monthly meetings with issues or concerns to be added to the agenda.
6. President Hardy stressed the importance of transparency in open HOA Board Meetings.

The minutes of the last Board meeting (9/7/2017) were approved as submitted without correction.

Dorothy Hodges, Treasurer, submitted the Treasurer's Report, which was approved as presented.

Anna Duval made a motion for both reports to be approved. This was seconded by Brenda Murphy.

***ARB report***

B0b Kiesling, ARB, cited the following approvals for September,: two fences and two sheds. Sheds need approval for RPHOA and from zoning. They only need a building permit if they exceed the size permitted by RPHOA.

Permits from the county are shared and can then be cross checked with the RPHOA permits. The assessor has current addresses for the homeowners. Often the homeowners haven't shared covenants with renters which may lead to infractions of them. Letters are sent to homeowners since it is ultimately their responsibility to be in compliance with covenants. More

letters will be sent out soon. Two denials were because of the size of a garage proposed and the other due to a material( metal) not allowed.

Bob thanked Bill Farrar for filling in for him while he was indisposed.

A discussion was had about the wording of covenants pertaining to RV's since they were virtually non-existent when the original covenants were written. RPHOA wants to work with county on acceptable wording. Normally RVS which may be rented to take families on vacations are permitted five days prior to and five days after vacation. This give homeowner sufficient time to pack and unpack the vehicles.

Bob Kiesling and Bill Farrar will work on new wording and present at November meeting.

### ***President's Report***

#### ***Meet and Greet***

Kudos to Dorothy Hodges for everything she did to make this event such a success. Several people agreed to be volunteers at various events and others joined the HOA for the first time. It was agreed that new members should get a written thank-you acknowledgement upon joining. The possibility of paying dues via a paypal account will be examined. New dues in January will be \$85.00 yearly. Anyone who joins before the end of the year can do so at the current rate of \$75.00 which will cover 2017 -2018.

Anna Duval and Dorothy Hodges will co-chair the spring taje sale. An earlier start and breakfast food items were suggested. Thank you to Bob kiesling for the flyers for the Meet and Greet.

The county moratorium on tree removal continues until the new year. Several properties have debris on the berms and the county will not remove it. Bob is distributing flyers with removal instructions to homes where the debris remains.

Certain people have been dumping debris on private property which is an ECO violation. It is a hazard and the fines for Eco violations are hefty. The county needs to be informed of violators. If you witness violations, write down the name of the landscape service or the license plate number to add to report.

#### ***Trunk or Treat***

This event will be held at and in conjunction with Water's Edge on October 29th. It will be a festival of games along with traditional costumes, candy, and decorated trunks. It is a community event and we are to supply 3 hula hoops, 3 pumpkins, candy and water. Chris Mull is in charge. The church will also have a chili cook-off at the same event.

#### ***Santa Event:***

This event will also be held at Water's Edge on December 15th from 5:30-7:pm. Santa will be there, cookies will be exchanged, and other festivities of the season will abound. Jesse Davidson is in charge of this event.

***Online registration;***

People of Royal Pines are encouraged to register their emergency contact information in the event of a hurricane or other devastating event. Several people have already done so. This information would be a huge help in the event of an emergency situation.

***Real Estate signs;***

President Hardy, in response to the increase of such signs, will contact all brokers to remind them that said signs violate the HOA guidelines. She will give them 24 hours to pick up their signs or will remove them and charge the brokers a fee of \$25.00.

The business meeting was adjourned at 6:28 and then a non board member, Al Vanderspiegel, addressed the board about a concern of his and his neighbors.

Through the use of several photos, Al Vanderspiegel showed the board the evidence of very large mounds of debris dumped after Hurricane Irma on the 18th hole of the shutdown golf course. There are approximately 40 piles that are at least 6 feet tall. This was observed to be done by an individual and two commercial companies. The area is not visible from the road, but is hugely visible by the people who live nearby. Not only is it an eyesore, but it is dangerous. It will attract rodents, snakes and could easily become a fire hazard. Since this is not within the jurisdiction of the HOA, Bob Kiesling will go to the county to report these conditions.

***Attendance:***

***Officers;***

Karen Hardy-president

Brenda Murphy-secretary

Dorothy Hodges-treasurer

***At large members;***

Karen Hardy

Anna Duval

Gwen Taylor

Robert Kiesling

***Others;***

Al Vanderspiegel

Joy Hilson

Robert Hilson



