

Royal Pines Country Club Estates
Homeowners Association Monthly Meeting

October 10, 2019

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

Board Members Present

Mike Bars, President	Nancy Howard, Treasurer
Barbara Jodoin, Director at Large	Don Lombardi, Director at Large
Tim Connelly, Director at Large	John Gallagher, Director at Large
Gwen Taylor, Director at Large	Bill Farrar, ARB <i>Pro Tem</i>

Presidents Report

The President greeted all Board members present and welcomed all in attendance. He asked if all Board members had received the September minutes and if there were any changes. None were mentioned. A motion was made by Bill Farrar that the minutes be accepted and Barbara Jodoin seconded. The President discussed the final changes made to the ARB guidelines concerning fence heights/placement and maximum shed dimension/placement. The changes were read aloud and agreed upon. A motion to accept the changes was made by Bill Farrar and seconded by Tim Connelly. Changes will be published in the next Newsletter and posted on the RPHOA website. The President then discussed the process Homeowners go through for Board approval concerning ARB related issues. A discussion was held concerning processes and the time a Homeowner must wait for the ARB to bring issues to the Board and then relay the decision to the Homeowner. A motion was made by Mike Bars to allow the ARB to approve applications for fences and sheds that meet the ARB guidelines without returning to the Board for approval. Motion was seconded by Gwen Taylor and approved.

Treasurer's Report

The Treasurer presented the Board with up to date financial statements. She discussed the payment of legal fees for the RPHOA as submitted to date. Motion to approve report as submitted was made by Bill Farrar and seconded by Barbara Jodoin.

Committee Reports

ARB

In September, 1 application for a front porch addition at 8 Gator Lane was made, 1 application for a shed at 22 Wade Hampton, and 2 tree removal applications were made. All were approved. ARB discussed the status of 14 Meadowlark fence violation. Further action will be pursued as Homeowner has not correct the violation. 30 Wade Hampton was discussed in regard to completion of the home. The Board will be updated on the progress at the November meeting. 33 James F. Byrnes was discussed in regard to the violation. Mike Bars will follow up.

Marketing

Next Newsletter will be published sometime in November. No further report.

Government Liaison

After our fall Town Hall, Barbara Jodoin contacted Captain Purdy of the BCSO in regard to speeding complaints and unsafe use of golf carts. Captain Purdy has offered to add regular patrols to assist with speeding (one patrol has already taken place). He has also forwarded golf cart operating rules to share with the community. This document was sent to all Board members and should be placed in the next Newsletter. Captain Purdy has offered to attend a future Town Hall with sufficient notice and also instructed Homeowners to report golf cart violations to BCSO for follow up. The reporting party will not be disclosed.

Maintenance

Tim Connelly discussed the mowing of the Blvd during the fall. The Blvd will be mowed once per month during this time.

Events

Gwen Taylor discussed the upcoming Arts & Crafts event to be held on "The Blvd" Saturday October 12, 2019 from 9am until noon.

Community Value

Nancy Howard will post a financial summary in the next newsletter. Homeowners have offered to make a donation for community beautification. More to follow concerning this. Barbara Jodoin requested that the Board allow newly joining RPHOA members to pay now and have dues continue through Fiscal year 2020-21. If any new Homeowner joins after October 1st, they will pay the \$85 and dues will be satisfied through February 2021. Motion was made by Barbara Jodoin and seconded by Nancy Howard and approved.

Old Business

None discussed.

New Business

None discussed.

The President opened the floor for questions, there being none he moved to close the meeting. A motion was made by Bill Farrar and seconded by Tim Connelly and the meeting was adjourned at 6:40PM. Next business meeting will be November 7, 2019 at 5:30pm.

Respectfully Submitted



John A. Brooks

Minutes were captured by Barbara Jodoin and compiled and distributed by John Brooks.