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Sugar Hill Property Owners Association

October (postponed) Board Meeting Minutes

Thursday November 1, 2018

Meeting Order

John Doty, President called the meeting to order at 7:04 pm, 11/1/2018.

Mr. Doty explains board protocol/norms for member communication during the meeting and future meetings.

“If you would like to have some time to speak at the meeting during open session, check the box next to your name when you sign in. We want everyone who wants to speak to have that Opportunity. This will be our standard format for Board meetings. The meeting must be conducted without interruptions. Open Session will have a 2 minute limit per speaker. At the end of the speaker’s 2 minutes he/she may request a continuation and the board will either approve or disapprove the request. Disruptions will not be tolerated. Persons refusing the meeting format may be asked to leave. We will not tolerate shouting, name calling or profanity.”

Minutes

Board members vote to approve September meeting minutes - 4 in favor and 0 opposed. Motion carried unanimously.

Old Business

Members were encouraged to utilize the website. It is constantly being upgraded and updated. This will allow all members to participate in upcoming surveys, so your voice to be heard in the decision making processes in Sugar Hill.

Treasurer's Report

John Bridges reports that new board signatories have been recorded with POA Bank and that Signature Properties has held duties to pay bills through 10/31/18. Mr. Bridges reports that as of 10/25/18 Account Balances are: Primary account \$54,952.56; the Reserve account \$67,910.10; the Bond Holding \$19.00.

John Doty, President shares that the Board’s Attorney has been moved from Ms. Jane Cornet to Mr. Lance Clouse, both attorneys of Becker & Poliakoff of Stuart. He reiterates that the three officers are now signatories at the bank: John Doty, John Bridges, and Dan Smith. The last

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board signatories were removed from the accounts. Former past president Loyd Johnson was also removed. Why he was there is a mystery.

John Doty states that Signature Property Management has been stopped with their bookkeeping duties prior to the end of their contract because of errors made by them. Their contract ends 10-30-18.

Board discusses the fact that they are seeking a new meeting venue as well as a bookkeeping/accounting firm.

Board will not acknowledge anonymous requests or complaints. Complaints should be delivered through the "Contact Us" page at the website www.sugarhilljensenbeach.com or by US Mail with name and address of sender.

John Doty explains new checks on expenditures given prior Board approval of extended proof of account funds use forms:

1. Board Member Reimbursement Form requiring all receipts be attached or photocopied for any reimbursement. If no receipt, a written explanation must be made on the form.
2. Form documenting three board member signatures on check transactions over \$1000. (Majority Board Signed Approval)

Board will appoint two non-board members in good standing to function as the nominating committee with one member of our board. They will present Candidates for nomination for the 5th Board of Director position to be voted on in our February 2019 Annual Meeting. John Doty comments that there is uncertainty about term limits so the number of positions coming up is being reviewed, also a survey will go out to find members in the community that wish to serve on the board. Surveys will be used to guide both ACC and nominating committees recommendations, and some board decisions. All members will be allowed and encouraged to submit questions for surveys as well.

New Business

John Doty read excerpts from article about waver and selective enforcement:

<http://www.poliakoffoncondohoaliving.com/2011/04/enforcing-covenants-rules-and-regulations-in-condos-and-hoas-the-concepts-of-waiver-and-selective-enforcement/>

John Doty motions to approve grey trim color that was rejected by previous Board for Chris Cafferelli Lot 28. Dan Smith seconded the motion. There were 4 in favor and 0 opposed. Motion carried unanimously.

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John Doty motions to approve shed that has existed, without challenge for the majority of 23 years, legally grandfathered, and with no further changes necessary other than normal continuing maintenance that belongs to Mary Lou Rada Lot 12. Dan Smith seconded the motion. There were 4 in favor and 0 opposed. Motion carried unanimously.

John Doty motions to have a new lock put on the Post Office box because only one key of three originally issued by the Post Office was turned over to us by the previous Board. Dan Smith seconded the motion. There were 4 in favor and 0 opposed. Motion carried unanimously.

John Doty motions to begin the use of surveys that will be emailed to all property owners. SurveyMonkey.com will facilitate the surveys. Dan Smith seconded the motion. There were 4 in favor and 0 opposed. Motion carried unanimously.

John Doty motions to approve Sugarhill POA use of a portion of domain: www.sugarhilljensenbeach.com owned by John Doty and Dan Smith. The owners reserve the right to remove Sugarhill POA should at anytime it becomes necessary. Bruce Somers seconded the motion. There were 4 in favor and 0 opposed. Motion carried unanimously.

Mr. Doty explains that we had reached the point in the meeting where we will acknowledge all members wishing for their time to stand and speak. A total of 6 members spoke. A total of 2 members opted out of speaking. Board thanked members for their feedback, involvement and support of the new Board of Directors.

Items that came up during the session that will go to board review are:

- No gender used in the minutes.
- Errors in the emailing list.
- Term limits and documents not passed to the new board.
- Request for earlier presentation of board agendas.
- Inquiry into a Sugarhill phone list to be printed.

Motion to Adjourn

John Doty made a motion to Adjourn at 8:16 pm. John Bridges seconded the motion. There were 4 in favor and 0 opposed. Motion carried unanimously.

Next Meeting: November 29, 2018

Recorder: John Bridges, Secretary [Interim]