

Meeting Minutes from Master Board Assoc. Board (MAB) Meeting

Mtg Held July 13 at 4pm at Remax Conference room

Master Assoc Board Attendees:

Al Berzett	President
Dan Sheffer	Vice President
Kelli Whitehall	Secretary
Bob Sedge	Member
JD Sneed	Boulevard HOA President

Meeting was called to order by Al Berzett at 4:10 pm.

1. Update on Remax Property Lot maintenance issue

The new owner received the letter from Landmark explaining the misinterpretation and reimbursed the Master Association for the \$2800 landscape expenditure.

2. Update on Storm Sewer bid progress (4 contractors bidding) – Dan Sheffer

Dan is still waiting for bids.

The following contractors have been contacted, and either declined to bid or have not submitted a bid yet:

American Asphalt

Gulf South

Asphalt Services

NRS

Gridsource

3. Update on Well water quality filter option – Cole Baas

No Update, Cole was unable to attend the meeting

4. Update on new Security option – Bob Sedge

The Security Committee held a meeting and reviewed the preliminary cost figures. The committee reviewed the technology options for new auto gates and new clickers. The committee agreed that a 16-hour manned schedule was a good alternative. Most likely Sidwell will be retained, as they have the best reputation, as well as stable staffing. The committee will still attempt to get other bids for comparison. The committee agreed the cost of the clickers (one per lot owner) could be included in the capital cost of the new system. Additional clickers, or replacement of lost clickers would be at the expense of the resident. The clickers would be non-programmable. Renters and guest would need auto access only at night, when the manned shift ends. Options are (1) having a keypad or (2) cell phone access that the resident can call to activate the gate. Emergency entry can be activated by installing a yelp box at the

gate. The box responds to the siren and opens the gate. New cameras at the front and back gate are another option to replace the current back gate camera. 4 cameras at front the and back gates would also be installed. 2 cameras at the entrance direction, 2 cameras at the exit direction. A wide-angle camera and a plate reader camera.

The current Sidwell contract was reviewed and if the contract is ended before the 12 month contract period, the contract must be paid in full for the remaining months on the contract. The new system will be implemented January of 2023. Installation will start before then. Bob Sedge has the action to contact Sidwell to explain the changes.

Actions are to get references and bids for the new system, and develop procedures for database management.

5. Update on Street sign re-painting – Kelli

Still in work

6. Update on roadway plan – Dan and Bob

Still in work

7. Update on roadway plan – Dan and Bob

In work

8. Walk on items - All

The MAB discussed the complaints from residents concerning the over running of the social member amenities, especially the pool, by the condo short term renters. The declarations were reviewed, and only timeshare renting is prohibited. Large groups seem to be coming under the guise of a renter, more people than a condo could hold. This could be looked into.

Solar panels need to be addressed in order to stay prepared for potential requests to install them. We would like to have guidelines in place. The ARC will look into this.

Golf Course rule violations were discussed. Honours Golf will be composing another letter to residents regarding golf cart colors, dogs, and recreation on the course. Golf carts must be white if on the Honours Golf property, and includes when using the Racquet club parking lot, the golf club parking lot, the entrance to the golf club, and access to the cabana beach boardwalk. Golf cart drivers must be 16 years or older. In addition, residents using the golf fairways as their personal dog runs is prohibited, at all hours. Residents using the golf cart paths as walking, running, or biking paths is prohibited. The golf course is private property, and residents must obey the Honours golf rules. Honours will enforce these rules, and the Master Association will support them. All MAB members were in agreement with this.

The MAB is going to a monthly meeting. The next meeting will be held August 10 at 4pm

The meeting was adjourned at 5:35pm.