

# POLLY RANCH HOA MEETING

Nov 10, 2015

## Meeting attendees

1. Luke C. Risso
2. John P. Joseph II.
3. Dave Forster.
4. Tim & Sherry McCullough.
5. Lilly Rhodes.
6. Betsy & Drew Broussard.
7. Sharon Davis.
8. Will Templeton.
9. Jeff & Betsy Miller.
10. Dwain James
11. Barry Roman.
12. Elijah Buffington.
13. Arthur & Carol Madrid.
14. Wallace Livesay.
15. Holly Wood.
16. Dale & Sharon Hill.
17. Tommy Stoneman.
18. David Massicott.
19. David & Sally Durand.
20. Jim & Roseann Garrett.
21. Mike & Cindy Johnson.
22. Russell & Martha Honey Crawford.
23. Gaylon Koenning.
24. Travis Kantz.
25. Joanne Waniec.
26. Joe Pihoda.
27. Ray Dorozynski

Meeting called to order by President, Dr. Tim McCullough at 7: pm

2: We voted on meeting date of this meeting-- approved by all

3: Our treasurer, Martha Honey Crawford presented the budget and handed out copies of the budget to all attending. This year she included proposed budget for next year. Discussions on different expense she's expected next year were answered by Ms. Honey and Mr. McCullough

She also discussed the number of delinquent homeowners and the process to bring them up to date.

A discussion on appointing a person or persons to assist the Treasurer resulted in several homeowners volunteering.

4: Dave Forster presented the new sign committee's proposed buildout of the destroyed entrance sign. He handed out pictures of the proposed sign. Our President asked for discussion which resulted in the following comments:

- A. Can a barrier be put in front of the sign.
- B. Different color/ rock or brick outer coverings

A vote of approval was requested and the entrance sign was approved as presented by the majority of the meeting attendees.

5. The results of the change to the deed restriction, the By-laws and the update to banking/spending responsibilities was presented by the President, Dr, McCullough, our Treasurer, Ms. Honey-Crawford and Dave Forster.

The votes were totaled after a very vigorous campaign by Ms. Honey-Crawford and several other PRHOA members who emailed, mailed and went door to door attempting to get the required 67% of all homeowner votes during the last several months.

The result was an approval of all three items. It was pointed out that this process has been over 7 years coming to fruition and through at least three different PRH board members and Presidents.

A lively discussion then resulted on the outcomes, the reasoning behind the votes and the wording of the return date of the ballots.

I believe all was explained satisfactorily to the majority of the attendees .

(See attached page describing the actions taken on all three items presented for votes)

6: Jeff Miller, our park chairman presented what is going on with our park and what needs to be done cleaning up, repairing and bringing in new children's rides/swings. The planned cleanup is scheduled for the 14th of Nov. but some discussion on the park being too wet to do it now and this was to be moved back until it dries out.

7: Mike Johnson , Airfield chairman, presented what has been happening with the airfield:

- A. The pilots donated \$22 each to have new runway signs built and installed
- B. He described several incidents in which four different cars had entered the runway through a new driveway at the end of Runway 11. Options to prevent this was discussed and a reminder that no vehicles are to be on the runway.
- C. Several pilots recently volunteered to paint runway markings.

8 . Our president discussed the three board elections that needed to be elected by this group of attendees. There needed to be at least 20 PRH IN ATTENDANCE . We had 27 homeowners available to vote. The three positions were for board members only, not positions on the board.

The three board members whose term was up were Dr. Tim, McCullough, Travis Kantz, and Mike Johnson.

Nominations were for the following: Travis Kantz, Gaylon Koenning, and Dave Forster. No other nominations were presented. All were approved and all accepted by the attendees. These are Effective Jan. 1, 2016.

The board members terms are :

Martha Honey-Crawford.	6 years.	Expires 1/1/2017
Dave Forster.	2 years.	Expires 1/1/2018
Gaylon Koenning.	2 years.	Expires. 1/1/2018
Travis Krantz	6 years.	Expires 1/1/2019
Jim Garrett	6 years.	Expires. 1/1/2021

The board decided that the following individuals will serve next year in these positions:

President-----Jim Garrett  
Vice President-----Travis Kranz  
Martha Honey-Grawford----Treasurer  
Gaylon Koenning -----Airstrip Chairman  
Dave Forster-----Secretary

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James C. Garrett, Secretary.

November 11,2015

## **Please Complete Ballots in Blue ink by July 15th**

June 21, 2015

Dear Homeowner:

Your Polly Ranch Board of Directors, in consultation with residents, is recommending a few changes to the Deed Restrictions and Bylaws, but we need your "FOR" vote to make it happen. There is one proposed change to the Deed Restrictions and two proposed changes to the Bylaws. The actual change and discussion of the change are shown below.

To make the desired changes, it is necessary to have up to 67% of Polly Ranch residents vote in favor of each change. Your return of the enclosed ballot will make the job much easier and will avoid the need for a Polly Ranch volunteer to come knocking on your door.

If you are in agreement with the proposed changes, please mark an "X" in the "For" box in the attached ballots. If you are not in agreement, please mark an "X" in the "Against" box. Your returned ballot is requested by July 15th. You can return the ballot with your annual maintenance fees check. Copies of the Deed Restrictions and Bylaws are available on [www.pollyranch.com](http://www.pollyranch.com).

### **Proposition A – Authority to Change Maintenance Fees**

**Proposed Deed Restriction Change – An increase in the cap on maintenance fees from \$75 to \$150, with the cap adjusted for inflation in the future. No proposed increase in actual maintenance fees.**

The PRHOA will soon be in a situation where revenues are not enough to cover expenses. Without the ability to increase revenues, our already limited services will be reduced or eliminated.

The current maximum annual maintenance fee per the deed restrictions is \$75 per lot per year. This limit was set in 1973 when the deed restrictions were written. Inflation has obviously increased costs over the past 40 years, but the revenue cap has not. If the cap had kept up with inflation, it would now be approximately \$400 per year. This is still well below homeowners fees in many other communities.

It is proposed for the cap on the fees to be raised to \$150 per year, but not to raise the actual fees collected at this point in time. It is only proposed to give the PRHOA the ability to raise collected fees, subject to the new cap, at such future time as rising expenses require it, without going to the time and expense of an additional change to the Deed Restrictions.

Furthermore, it is proposed to require that any future increase of collected fees above \$75 per year (up to the new cap of \$150) must be approved in advance by a majority vote of the Polly Ranch residents present at a publicized General Meeting. This means that even though we would be raising the cap with the enclosed changes, we wouldn't be able to raise the actual fees collected without an additional vote of the residents.

## **Please Complete Ballots in Blue ink by July 15th**

It is recognized that setting another fixed price cap might force residents into yet another Deed Restriction change again in the future, just to keep up with inflation. Accordingly, it is proposed that the new \$150 cap be indexed to inflation, starting in 2015. Once again, only the cap would be affected by inflation; any increase in actual collected fees would still require a future vote at a General Meeting, as described above.

### **Proposition A – Authority to Change Maintenance Fees, Article 13a – Specific Legal Changes to Deed Restrictions**

#### **Old:**

Beginning with the sale of the first lot in Polly Ranch Estates, each lot the subdivision at the time of the sale shall be subject to an annual maintenance charge of 50¢ per lineal foot on road frontage (provided, however, on corner lots the charge shall be calculated only on the shortest frontage) or \$75.00 per lot, whichever is the smaller, for the purpose of creating a fund known as the Polly Ranch Estates Maintenance Fund, to be paid by the then owner of each lot in conjunction with like charges to be paid by the owners of the other lots in said subdivision. This annual maintenance charge shall be secured by a Vendor's Lien upon said lots and is to be paid annually on the first (1st) day of July of each year in advance to the Polly Ranch Estates Maintenance Committee, with six (6%) per cent interest on any delinquent payments. This annual charge may be adjusted by said committee from year to year as the needs of the property require, but shall in no event shall said annual charge exceed \$75 per year per lot.

#### **New:**

***Each lot in the subdivision shall be subject to an annual maintenance charge of up to \$150.00 per lot, indexed to inflation commencing on July 1, 2015, using the Average Price Data Consumer Price Index as published by the Bureau of Labor Statistics.*** This annual maintenance charge shall be for the purpose of the Polly Ranch Estates Maintenance Fund, to be paid by the owner of each lot in conjunction with like charges to be paid by the owners of the other lots in said subdivision. This annual maintenance charge shall be secured by a Vendor's Lien upon said lots and is to be paid annually on the first (1st) day of July of each year in advance to the Polly Ranch Estates Maintenance Committee, with six (6%) per cent interest on any delinquent payments. ***The annual maintenance charge collected may be adjusted up or down, subject to the above limit but any such changes must be approved by the majority of lot owners present at a General Meeting containing a quorum of at least 20 members. No such vote shall be valid unless the intention to hold such vote is advertised by email, Facebook or other comparable means and on signage at the front entrance at least 2 weeks prior to such General Meeting.***

### **Proposition I – Modify Board Member Term Duration**

#### **Proposed Bylaw Change –Reduce the 6 year volunteer term to 3 years and allow consecutive terms up to 6 years**

Polly Ranch board members currently serve either 2 year or 6 year volunteer terms and cannot be re-elected for subsequent terms. There are three 6 year positions and two 2 year positions.

Over the past several years, it has become increasingly difficult to find residents who are willing to volunteer for 6 year terms. It is easier to find residents who are willing to volunteer for 2 year terms. However, with a 2 year term, the person is forced to leave office at just about the same time as they are getting accustomed to it. The proposed change modifies the 6 year terms to 3 years and allows for any board member of any term to be re-elected up to a maximum of six consecutive years in office.

## **Please Complete Ballots in Blue ink by July 15th**

### Proposition I – Modify Board Member Terms, Article 5, Section 2 – Specific Legal Changes to Bylaws

#### Old:

The three Directors who serve as Maintenance Committee/Board of Director Members shall be elected by the members of the Association for six-year terms. The two Directors who serve as Board of Directors Members shall be elected by the members of the Association for two-year terms.

Each odd-numbered year, one Maintenance Committee/Board of Director Member shall be elected for a six-year term. Each even numbered year, two Board of Directors shall be elected for two-year terms.

No person shall be elected to the position of Director for consecutive terms.

#### New:

The three Directors who serve as Maintenance Committee/Board of Director Members shall be elected by the members of the Association for three-year terms. The two Directors who serve as Board of Directors Members shall be elected by the members of the Association for two-year terms.

No person shall be elected to the position of Director for a period of more than six consecutive years.

### **Proposition II - Update Banking/Spending Responsibilities**

#### **Proposed Bylaw Change – Modify financial responsibilities to account for changes in technology**

We have electronic banking available to us through our bank accounts. According to the bylaws, these services are not available to use because of the countersign requirements for disbursements. The bylaws require the President to countersign all checks. We believe that eliminating the countersign requirement, but having the President responsible to monitor the online banking and the bank statements for all disbursements will reduce the time required to get bills paid and still provide the oversight that is needed to ensure that only authorized payments are made.

### Proposition II – Update Banking/Spending Responsibilities

#### Old:

Article VIII, Section 1: The President shall countersign for the disbursement of funds for the Association.

Article VIII, Section 4: The Treasurer . . . shall have the responsibility for the disbursement of funds, and for the review and reconciliation of the bank statement each month.

#### New:

Article VIII, Section 1: *The President shall monitor the disbursement of funds for the Association*

Article VIII, Section 4, add: *The Treasurer may use any banking services that are commonly available to individual or company account holders in the execution of these efforts.*

### **Additional Notes**

The proposed changes have been reviewed by the Treece Law Firm, who have confirmed that in accordance with existing documents and current state law, bylaw changes may be made at any time with the agreement of 50% of the residents and deed restriction changes may be made at any time with the agreement of 67% of the residents.

The County Registrar requires that ballots for Deed Restriction changes be original and made in blue ink. **Accordingly, please complete your ballot with a pen in blue ink.**

Nov 10 PRHA meeting

1. ~~Jim Enwall~~ 159
2. LUKE C. RIZZO 137
3. JOHN P. JOSEPH II 162
4. Dave Forster 154
5. Tim McCullough 143
6. Julie Rhodes 93
7. Betsy & Drew Brassard 136
8. SHARON DAVIS 122
9. WILK TEMPLTON 53
10. Jeff & Betsy Miller 169
11. Durin James 43
12. BARRY ROMANO 41
13. Elijah Benbow 189
14. Arthur and Carol Madrid 115
15. WALLACE LIVESAY 2206 BUTLER DR. 59
16. Holly Cooper - wood - 507 Oak Dr. 114
17. JL & Sharon Hill - 2107 Airline 158
18. Tommy Foreman 2007 McKISSICK DR. 52
19. DAVID MASSICOTT 2105 Airline Dr. 159 Lot
20. DAVID <sup>SALLY</sup> DURAND - 2203 Airline Dr. #154
21. Jim and Roseann Garrett 2102 Butler Dr. #120
22. Tim & Sherry McCullough - 2211 Airlinedr. 150
23. Mike & Cindy Johnson 2306 Butler Dr 134
24. Russell Crawford & Martha Honey 2005 AIRLINE DR 164
25. GAYLON KORNING 2004 Airline
26. Travis Kautz 2101 McKISSICK 50
27. Joanne Garney
28. Joe D. Puholc 2007 AIRLINE DRIVE 163
- Raymond E. Jozegowski

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