

Hillcrest Manor Homeowners Association, Inc.  
Board of Directors Meeting  
February 9, 2017

The Hillcrest Manor Homeowners Association Board of Directors met on February 9, 2017, at the home of Maureen Stilwell, 11176 Hammock Drive. In attendance were Maureen Stilwell, Marcia Morgan, Harriette Weller, Joe Place, Larry Yancey, Sandy Tarrant, Mary Finnegan, Dave Stonebrook and Marilyn Winn. Guests attending were Lori Beese, Ben and Amber Stephens and Tucker, their son.

The meeting was called to order at 6:31 PM.

Minutes of the January 12, 2017, were mailed to the 2016 Board for review. A motion was made by Marcia Morgan to accept the minutes as written. Approved by those members of the 2016 Board at the meeting. (5)

Treasurer's Report: Lake Account -\$7,314.68, Regular Account - \$9,824.03. As of 2/9/17, there are 83 members paid and 69 due.

The 2016 Annual Audit was completed by Ted Couperous and John Scarpati on February 1, 2017. In the past, the Board has used John Ralph & Associates for the annual tax return. The cost is \$175.00. A motion was made by Mary Finnegan that we approve the expense of \$175.00 to have John Ralph & Associates complete the 2016 tax return. Approved.

Special Report by Lori Beese on the update of the website: The new website is built on Wix. It is not yet live. Cost of Wix hosting is \$120 plus an annual fee of \$15. Mary Finnegan and Marilyn Winn will be trained by Lori Beese to maintain the website. A motion was made by Dave Stonebrook to discontinue the old website and start a new one using Wix, and approve the fees to make the change. Approved. Harriette Weller to send out a Blast email once the website is active.

Nomination Committee report: Dave Stonebrook announced that Ben Stephens has agreed to run for President and Maureen Stilwell as Vice President. Harriette Weller, Treasurer, Marilyn Winn, Secretary, and Joe Place, Larry Yancey, Sandy Tarrant and Mary Finnegan, Directors, completes the ballot for 2017 Board of Directors.

Old Business:

Stephens variance request for play set, 13622 Pinecrest. A motion was made by Harriette Weller to approve the request from Amber Stephens to install a play set on their property. The deed restrictions regarding a variance have been completed. Approved.

Lutman variance request regarding Duke truck: Have not received a variance request. **Action:** Marilyn Winn to send Lutman a reminder regarding the variance request.

We need to reschedule the Annual Meeting since there was not a quorum at the recent meeting. It needs to be completed before the end of March. Two topics to be discussed are the election of officers for 2017 and the approval of the \$30 annual dues. **Action:** Joe Place to contact the pastor at Gulf Coast Church for a date when we can have the meeting.

New Business:

Larry and Jan Kreuger, 13840 Joyce Drive, submitted a proposal for a deck enclosure to cover the deck and spa. A motion was made by Mary Finnegan to approve the request as presented. Approved.

Dennis Comey, 13694 Pinecrest, submitted a request for approval to install new pavers around the pool and lanai. It was agreed that approval was not required since the pavers were to cover the existing concrete deck.

A complaint was received regarding the lawn maintenance and trash outside at 13945 Bonnie Brae Drive, Lot 8, Scott Barnum. A motion was made by Marcia Morgan to send letter, citing Deed Restriction #13, Maintenance of Plots. Approved. **Action:** Marilyn Winn to send letter regarding the above.

A complaint note was received regarding the two commercial vehicles parked on Pinecrest. Harriette Weller requested that someone from the Board visit with the two residents to see if we can resolve the problem. If that doesn't work, we will send letters advising them they are in violation of the Deed Restrictions.

The Spring Community Yard Sale has been scheduled for March 24-25. There will be signs out and also advertising in the Seminole Beacon.

It was suggested that we offer a door prize to attendees at the annual meeting.

Dave Stonebrook has made arrangements with the new Tailgators Restaurant (formerly Beef-O-Brady's) to have our monthly meetings there. They will be the second Thursday of the month.

Block Captain vacancies: Dave Stonebrook has volunteered to be Block Captain for Pinecrest East and West, and Placid.

Harriette Weller distributed a Variance form to be used when a resident requests a variance to the Deed Restrictions. Please review for discussion at the next meeting.

Mary Finnegan has organized a luncheon for Valentine's Day for the ladies. Call her for a reservation.

The next Board meeting will be March 9 at 6:30 PM at the Tailgators Restaurant. Come at 5:30 PM for dinner.

Meeting adjourned at 8:01 PM.