

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

The Hillcrest Manor Homeowners Association met on March 9, 2017, at the Tailgator's Restaurant in the Barclay Shopping Center on Walsingham Road. In attendance were Ben Stephens, Harriette Weller, Mary Finnegan, Sandy Tarrant, Larry Yancey, and Marilyn Winn. Maureen Stilwell was absent. Also in attendance were Marcia Morgan, Lake Committee Chairman, Ted Couperus and Jason Gilbert, residents of Hillcrest Manor. Joe Place arrived at 6:50 PM.

The meeting was called to order at 6:28 PM.

Minutes of the February 9, 2017, were previously mailed to the Board members for review. A motion was made by Sandy Tarrant to accept the minutes as presented. Approved.

Treasurer's Report: Lake Account balance is \$11,101.84. HOA Regular Account balance is \$10,089.94. As of 3/9/2017, there are 95 members paid and 56 members unpaid.

Newsletter Committee Report: Marilyn Winn reported that the March newsletter will be distributed on March 10.

Website Committee: Mary Finnegan reported that she is trying to put as much information on the website as possible. She will be training Marilyn Winn and any other members on the updating of the website.

Special Orders:

Erika Bounmanah and Noah Lutman, 11158 - 137th Street, Lot 146, requested a variance to Deed Restriction #21, Parking of Trucks and Commercial Vehicles for the Duke Energy truck. A motion was made by Mary Finnegan that the Duke Energy truck logo would be covered when parked in their driveway. Approved. The Hitch King truck has vinyl signs on the sides of the truck. They have agreed to take them off and store them out of sight when the truck is parked in the driveway.

Robert and Scott Barnun, 13945 Bonnie Brae, Lot 8: Scott Barnum has received a warning letter from the Association regarding the unsightly condition of his property. Since then, there has been little improvement. A motion was made by Harriette Weller to send both Scott and Robert Barnum a letter addressing the condition of their property. Deed Restrictions #12, #13, and #14 to be quoted as being in violation at this time. Send letters by Certified, Receipt Requested mail.

A discussion was held regarding the status of the two commercial vehicles parked on Pinecrest. Mr. Comey received a letter, advising him that he was in violation of Deed Restriction #21, Parking of Trucks and Commercial Vehicles. It was a comment to him along with his letter of approval of the request for the installation of pavers on his pool deck. A letter will be sent to Mr. Comey, again advising him he is in violation of Deed Restriction #21. As a note, his commercial vehicle has not been parked on Pinecrest Drive for the last few days.

The second commercial truck belongs to a renter of the property on 13693 Pinecrest, Lot 102. A letter will be written to the homeowner, Michael Zellner, 3391 Highland Mill Lane, Orange Park, FL 32065-2267, advising him of the Deed Violation #21 by the renter.

Unfinished Business:

Approve Door Prize for Annual Meeting. A motion was made by Sandy Tarrant to approve a door prize for the Annual Meeting of March 2, 2017. Approved. A second motion was made by Marilyn Winn that for any general meetings for the residents, we provide a door prize. Approved.

2016 Tax Returns: The 2016 Hillcrest Manor tax returns have been completed by John Ralph and Associates. They need to be signed by Ben Stephens, President, and mailed.

Gratuity for Lori Beese: Mary Finnegan made a motion that we give Lori Beese a gratuity of \$500 for her work on the new website. Approved.

New Business:

A request was received from Carol Hay, 11118 Regal Drive for approval to replace their wooden fence with a brown PCV fence. A motion was made by Larry Yancey to approve their request as submitted. Approved.

A request was received from Jason Gilbert, 13900 Joyce Drive, for approval to replace the flat roof on the back of their home. A motion was made by Harriette Weller to approve the request as submitted. Approved.

Ben Stephens, 13622 Pinecrest Drive, requested approval for replacement of current fence and gate with vinyl fencing. A motion was made by Larry Yancey to accept the request. Approved.

A request was received from Kathy and Steve Wach, 13855 Pinecrest, for replacement of their roof. The roof will be white tile. A motion was made by Sandy Tarrant to accept the proposal as submitted. Approved.

A complaint was received regarding Harry Montero who has a rather large boat parked in front of his home at 11271 Regal Lane. The Board recommended that a letter be sent to Mr. Montero regarding deed restriction violations. Review Article 1, Section 2.

Harriette Weller was suggested and accepted the Chairmanship position of a new Deed Restriction Committee. Ms. Weller accepted the position and will select her committee. The project will begin about April 1.

David Stonebrook will put out the signs for the Community Yard Sale on March 24 - 25.

The next Board meeting will be April 13 at Tailgator's, 5:30 PM for dinner and 6:30 PM for the meeting.

Meeting adjourned at 8:37 PM.