

Hillcrest Manor Homeowners Association, Inc.  
Board of Directors Meeting  
June 8, 2017

The Hillcrest Manor Homeowners Association Board of Directors met on June 8, 2017, at the Tailgators Restaurant in the Barclay Shopping Center on Walsingham Road. Board members in attendance were Ben Stephens, Maureen Stilwell, Harriette Weller, Marilyn Winn, Joe Place, Mary Finnegan, Sandy Tarrant and Larry Yancey. Lake Committee Chairman, Marcia Morgan, guest residents Will and Carolyn Strange, Jim and Kathleen Ferguson, and Dave Stonebrook.

The meeting was called to order at 6:30 PM by Ben Stephens, President.

Harriette Weller introduced the Strange's and the Ferguson's.

Secretary: Minutes from the May 11, 2017, meeting were previously sent to Board members. A motion was made by Maureen Stilwell to accept the minutes as presented. Approved.

Treasurer: Lake account bank balance is \$9,946.06, Regular account bank balance is \$9,561.25. There are 106 members paid and 47 due.

Special Committees:

Newsletter and Website - Mary Finnegan suggested we solicit businesses for discount coupons to put in the newsletter and website. There will be no charge to the businesses for their coupons that are published.

Revision of HOA Rules - Waiting for Governor Scott to sign bills related to homeowners associations.

Unfinished Business:

List of renters from Maureen Stilwell (tabled).

13693 Pinecrest, Lot 102, Michael and Cheryl Zellner. Dave Stonebrook reported that the commercial truck has been parked at this location again. We will table action on this violation until July.

New Business:

13811 Kimberly, Lot 44, Harriette Weller. Request for approval of installing new gutters on home. Verbal approval was given through email. A motion was made by Larry Yancey that we include the approval for installation of new gutters in this month's minutes. Approved.

13993 Kimberly, Lot 13, Jon and Angela Bergeron. Request for installing a new fence at the same location as the old one was approved verbally by email. A motion was made by Sandy Tarrant to include the approval for the new fence in this month's minutes. Approved.

13692 Placid, Lot 111, Will and Carolyn Strange. Request for replacing the wooden fence on both sides of their property with a 6 foot PCV fence was verbally approved by email. A motion was made by Mary Finnegan that the Board approval be included in this month's minutes. Approved.

13941 Kimberly, Lot 14, Richard Kurz and Penny Burns. A request for a 6 foot fence to be installed across the back of the property to replace the old one was received. A motion was made by Maureen Stilwell to approve their request as submitted. Approved.

13860 Joyce Drive, Lot 60, Anthony and Susan Gentile. A request for approval for a new roof was received from Tony Gentile. The roof will be a tile roof that meets the deed restriction requirements. A

second request for approval was for a new white vinyl 6 foot fence to replace the existing one. A motion was made by Sandy Tarrant to approve the roof and fence requests as submitted. Approved.

13916 Bonnie Brae, Lot 4, David and Dana Howard. Received a complaint that the lot is overgrown and not properly maintained. The complaint will be tabled for a month. They are fixing up the home and lot to sell it.

11211 Regal Lane, Lot 92, Laura Kehoe. A request for a flat roof replacement on the back side of the house was received. A motion was made by Larry Yancey to approve the request as submitted. Approved. A second request for a pergola to be installed in the back yard was also received. Since this is considered a Temporary Structure, a variance will be required. Pergola request will be tabled until variance request is completed and then the request for final approval will be presented to the Board at the July 13 meeting.

13621 Pinecrest, Lot 83, Aaron and Casey Borafleth. A complaint was received regarding a trailer being parked in the street for several days, in violation to the deed restrictions. A motion was made by Sandy Tarrant that a letter be sent to the Borafleth's advising them they are in violation of the deed restrictions. Approved.

13841 Joyce Drive, Lot 71, Jorge and Kim Estrada. A request for approval was received to replace the existing tile roof and the flat roof with a new tile roof and new flat roof. A motion was made by Harriette Weller to approve the request as submitted. Approved.

Semi-Annual Meeting: A motion was made by Sandy Tarrant to have a drawing for a gift certificate to encourage attendance. Approved.

Our next Board meeting will be on July 13 at 6:15 PM at the Gulf Coast Church before the start of the Semi-Annual meeting.

Maureen Stilwell mentioned the overgrown plantings at the old house on Oakhurst and Joyce Drive. It is hard to see oncoming traffic when pulling out from Joyce Drive. Maureen volunteered to talk with the residents regarding the issue.

Meeting adjourned at 7:50 PM.