

The Reserve Homeowners Association, Inc
Board of Directors Meeting
September 30, 2014

Compton Park Board Room
Compton Park Blvd., Tampa, Fl. 33647

- I. Call to order – by Virginia Petrick at 8:30 a.m.
 - a. Roll Call: Virginia Petrick, Tricia Cardoso, Mike O'Malley Chris Otten, Kim List, as well as Jerry Santana, Community Assoc. Manager, & Andrea Kingston both from Greenacre Properties.
- II. Proof of Notice of meeting
 - a. Signage placed on placard at gatehouse on Friday prior to meeting.
- III. Presentations / Reports:
 - a. Richard presented gatehouse report.
 - i. Nothing major to report.
 - ii. Andrea Kingston was there to discuss the Affordable Care Act and it's impact on our contract with Securatas. They have submitted an increase of \$.87 per hour increase for the ACA compliance. This amount is their full cost of implementing this mandate. We voiced our concern that the entire tax was being passed on to the customer without their company taking any responsibility. Andrea will discuss the possibility of their company contributing a percentage of the tax to bring down our cost. Virginia and Jerry will negotiate this as well as the return to a car vs golf cart with them and will present their proposal at the budget meeting in November.
- IV. Board minutes approved:
 - a. May board minutes: Virginia motioned and Kim seconded to approve the minutes. All were in favor and it passed.
- V. Treasury Report/Financials
 - a. **Bad Debts** were reviewed and all of the late payments are being pursued as rigorously as possible.
 - b. **The new 2015 budget** was reviewed and the only notable changes were to the Community Service line and Holiday lighting line. Both were increased. Community Service due to the ACA & car vs golf cart. The Holiday lighting quote also had an increase.
- VI. Old Business
 - a. **Landscape:** Virginia and Jerry have had meetings with One Source to discuss their poor performance as well as to hire them to maintain two properties which are in foreclosure and disrepair.
 - b. **Gate House Cameras:** The Board would like to pursue the purchase of cameras at the gate house. Jerry had two proposals that were very similar. It was discussed and he will invite one of these companies to the Annual meeting for a presentation. The money that is needed for this project will be taken from the Community Service line item.
- VII. New Business:
 - a. **Gate House AC** - Coils need cleaning and a proposal for \$325 from Air Stream was submitted. Chris motioned to approve proposal and Mike seconded, all were in favor.
 - b. **Street Lights** – were discussed and are close to being completed. The company is out there today to finish a punch list. Many Board members were not pleased with the companies delays and over all work ethic.
 - c. **Gate House Door** - The sliders are in disrepair. A proposal for \$976.60 for two new sliding doors was submitted. Virginia made the motion to approve and Kim seconded, all were in favor.
 - d. **Holiday Lighting** - Chris presented a proposal from the same company as last year. The proposal had an increase of \$200 which we approved and hence the increase to the Holiday lighting line item.
- VIII. Management report – was not printed so this was tabled for next meeting.
- IX. Adjournment: Next meeting set for November 6th at 6pm - Budget meeting. It will be followed by the Annual Meeting at 6:30 and then the Board meeting after the adjournment of the Annual.
 - a. Motion made by Tricia and seconded by Virginia to adjourn at 10:00a.m. – All in favor.

Respectfully submitted by Tricia Cardoso
Secretary RHOA



11/6/2014