

The Reserve Homeowners Association, Inc.
Board of Directors Meeting Minutes
May 14, 2018

I. CALL TO ORDER/ROLL CALL

The Reserve Homeowners Association, Inc., Board of Directors meeting was called to order at 6:31 p.m. on May 14, 2018 at the Compton Park meeting room, 16101 Compton Park Boulevard, Tampa, FL 33647.

Directors Present – Bob Rupp, Trish Cardoso, Chuck Bavol, and Bob Neil.

Directors Absent – David Fry

Staff Present – Janet MacNealy, Sola Adewunmi, Rody Timmons, & Ryan Greenacre

Guests: Daniel & Janet Heinig, Diana Neil and Joe &--- Celestine

II. APPROVAL OF MINUTES

Chuck Bavol moved to approve the minutes of May 1, 2018 Board of Director's meeting as presented. Tricia Cardoso seconded the motion and it passed unanimously.

III. OLD BUSINESS

- A. Proposed Leasing Regulations – Chuck Bavol received feedback from Bob Neil prior to the meeting and asked that everyone take a final look at the proposed leasing regulations and provide him with any additional feedback as soon as possible.
- B. Gatehouse Repairs – The Board reviewed 4 quotes and a motion was made by Chuck Bavol to approve the proposal from Suncoast Construction & Development, LLC for \$8,375 to include the following services: pressure wash main section of building and coupla; replace several areas of rotted fascia; clean out joints and supply new mortar; apply clear satin fine block sealer on main building; paint 2 coats on coupla fascia; remove decorative window trim on rear of building; supply and install new foam trim to match as close as possible; caulk and paint; remove all old caulking & sealant around windows on main building; repair 2 interior drywall areas; install 1 new A/C register in guard shack bathroom; and apply 2 coats of paint on the interior walls of the guard shack office. The motion was seconded by Tricia Cardoso. All in favor, the motion passed.
- C. Blue Box – The onsite meeting with Allied Universal is May 21, 2018. Tricia Cardoso expressed interest and will be attending as well.

IV. NEW BUSINESS

- A. Management – The Board and representatives from Greenacre Properties, Inc. reviewed the contract and discussed concerns raised by the Board. Personnel and procedure changes have been put in place to alleviate concerns moving forward. Ryan Greenacre proposed waiving the March and April management invoices and waiving the 3% increase moving forward. The Board will take the proposal into consideration.

- B. Reserve Study – Sola provided the Board with a proposal for an updated reserve study. Two additional bids have been requested. A copy of the last study will be emailed to the Board.

V. NEXT MEETING DATE

September 12, 2018 at 6:30 P.M. at the Compton Park Board Room, 16101 Compton Park Blvd., Tampa, Florida 33647.

VI. ADJOURNMENT

There being no further business to come before the Board of Directors, a motion was made and seconded to adjourn the meeting at ~~7:45~~ P.M.

Respectfully Submitted,

Deanna Katz
For the Secretary

These minutes were approved on 9/12/18.

Robert V. Rupp
Signed

ROBERT V. Rupp

Printed Name