

**The Reserve Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**September 28, 2016**

**I. CALL TO ORDER**

The Reserve Homeowners Association, Inc., Board of Directors meeting was called to order at 6:00 P.M. on September 28, 2016 at the Compton Park meeting room, Compton Park Boulevard, Tampa, FL 33647.

**II. ROLL CALL / NOTICE OF MEETING**

Directors Present – Tricia Cardoso (Secretary), Amy Arrington (Treasurer), David Fry (President), Amy Arrington (Treasurer), and Shannon Khan (Director)

Directors Absent: Chuck Bovol (Vice President)

Staff Present – Janet MacNealy (CAM)

Notice: The notice of meeting was posted as required by Florida statutes.

**III. APPROVAL OF MINUTES**

A motion was made by Tricia Cardoso to approve the March 23, 2016 meeting minutes as submitted. The motion was seconded by Amy Arrington. All other voted in favor of the motion; therefore, the motion passed.

**IV. TREASURER'S REPORT**

The monthly financials are emailed to the Board.

**V. MANAGEMENT REPORT**

The Management Report was emailed to the Board.

**VI. UNFINISHED BUSINESS**

- A. Permanent Paver Solution / Entrance Road – Bids were reviewed but no vendor chosen. CAM to contact another company for a 2<sup>nd</sup> bid.
- B. Community Services Contract – The Board reviewed several proposals for service. The Board authorized the attorney to provide an opinion on the termination clause on the current contract.
- C. Post Orders – The Board suggested additional changes to the post orders which will be emailed to Securitas to update.
- D. Community Goals
  - 1. Website – The Board is looking to have a website created for use as a communication tool to the owners.
  - 2. CCR's Amendments – The Board will make recommendations for amendments to put to vote by the membership.

**VII. NEW BUSINESS**

- A. 2017 Draft Budget – The budget was reviewed
- B. Common Area Pressure Washing – A motion was made by David Fry to approve the proposal from Presidential Pressure Washing for \$3450 to clean the entrance brick, curbing and the curbing throughout the community. The motion was seconded by Amy Arrington. All in favor, the motion passed.

C. Preserving Community Documents by October 1, 2017 – The Board authorized the attorney to draft the appropriate notices to be mailed out to all owners in early 2017 announcing the Board will vote to preserve the documents.

**VIII. NEXT MEETING**

Budget Adoption Meeting and Annual Membership Meeting to be scheduled at Compton Park the beginning of November.

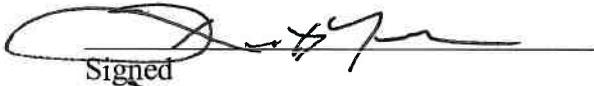
**IX. ADJOURNMENT**

There being no further business to come before the Board of Directors, a motion was made by David Fry and seconded by Shannon Khan to adjourn the meeting at 7:15 P.M. The Board unanimously approved the motion.

Respectfully submitted,

Ellen Morgado  
For the Secretary

These minutes were approved on 11-2-14.



Signed

DAVID R. FRY  
Printed Name