

## BONTERRA HOA MEETING

June 23, 2014

Michael Tillotson called the meeting to order at 19:13 at the Dunkin Doughnut, located in Valrico, Fl.

### In attendance

Rob Ledford

Lorna Morrison

Michael Tillotson

David Palmer - Accurate Electronic Rep (made his presentation for the proposed new gate system and was not present for the reading of the minutes)

### Approval of Minutes

The minutes for the meeting held on May 19 was read and approved by Rob and seconded by Lorna Morrison.

### Old Business

Prior to the reading of the minutes, Dave presented a model of the proposed gate system from Accurate Electronics.

Melrose Management or a member of the HOA will be responsible for the control of the system including upload of information and keeping the system updated.

Accurate electronic will provide the software for the new system that will be downloaded to a specific computer purchased by the HOA (if it will be controlled by a member) or to the Melrose Management's office.

There will be 2 controls issued to each homeowner to replace the original 2 remotes.

The system contains a total of 125 memory slots with each home receiving one slot. Each slot allows for a maximum of 6 devices or 6 codes.

The system will remain on dial up; however, the current box / module will be replaced.

The system will be under warranty for the first year and any service charges within that year will be free of cost. Any subsequent / recurring charges will remain as is under the current system.

A key port will be installed that can be used by the USPS to gain entry for mail delivery.

The database will be updated for all current homeowners so that adequate time can be allowed for the delivery of the remotes to be issued to the homeowner(s). The company can have the system up and running within 2 weeks.

Accurate will examine the front post and gates to ensure that no repairs are needed prior to installation.

The system can accommodate an SOS code / yelp sign for emergency vehicles but that will be at an additional cost of \$675.00

Overall the HOA agrees to an overall cost of \$9200.00 and we await a final proposal from the company prior to final approval.

Following this presentation, Dave departed and the Minutes were read.

## New Business

The board agreed to delay the trimming of the trees until later in the year when it is cooler and growth spurt is less.

The front entrance will be power washed and is scheduled for the upcoming week.

The costs for any ground maintenance will be taken from the contingency fund.

We discussed the options for giving the front entrance a face-lift. Greenpointe had suggested seasonal plants and/or colored roses in the bare areas. We agreed on seasonal plants to add color and variety.

There is another broken area in the fence to the back of the community. Melrose will make arrangements for it to be repaired.

We continue to have issues with homeowners not following the by-laws. Letters have been sent out to these homeowners who are in violation.

We will send out a cease and desist letter to those who have not responded to the first and second letters and continue to be in violation.

An additional electrical box will be installed at the front gate.

## Budget

Michael went over the budget, pointing out our overall assets and liabilities. We were within budget for the majority except where the landscaping was concerned. This was, however, due to the fact that we switched companies and this should be reflected in the next review.

There are a few delinquents homeowners who have either not paid their dues or have incurred late fees that are yet to be paid.

Melrose charges \$150/month to manage the gate system if the HOA decides not to have one of its members take control.

The trimming of the trees will cost \$4785.00 and the board agreed to use funds from the general reserve to cover the cost.

## Next Meeting

The meeting was adjourned at 2040hrs and the next was scheduled for Tuesday August 5, 2014 at 1600hrs at the Dunkin Doughnuts in Valrico.