

THE PRESERVE HOMEOWNER'S ASSOCIATION OF MILTON
Board of Directors Meeting for September 13, 2023, 6 pm
Bagdad Community Center

Agenda

1. Meeting Call to Order at: 6:01 PM
 - a. Go over rules of the meeting: Noted & summarized by David Dubinsky (President)
 - i. Members of the HOA will be allotted 3 minutes to speak, address issues, concerns or ask questions that are listed on the agenda.
 - ii. No time restriction for Board Members to respond. But don't get carried away.
 - iii. Speakers will be reminded to state their name and address, speak calmly, no yelling, no profanity or smearing of other individuals.
 - iv. Anyone who has an outburst, speaks out of turn and refuses to adhere to the rules will be politely asked to leave. If individuals refuse to leave, then other legal means will be taken to have those individuals escorted off the property.
2. Roll Call and Sign-In Sheet: Introduction of Board members
David Dubinsky reminded attendees to sign in on attendance sheet (see Exhibit 1) and place their name on separate list if they want to address the Board of Directors (BOD) (see Exhibit 2). Present at the meeting were David Dubinsky – President, Kaitlynn Feller – Vice-President, Cynthia Perkins – Treasurer, and Ron Kaelber – Secretary. (There wasn't enough ARC members present to hold ARC meeting.)
3. Proof of meeting announcements Signs with agenda were placed at both entrances, 2 days prior to meeting.
4. Old Business
 - Update status of: MSBU David Dubinsky remarked that the County's proposed property tax notice included the additional charge for street lighting and that the County Commissioners approved our street lighting MSBU on September 5th. Florida Power & Light (FP&L) representative drove around the neighborhood in preparation for submitting a street light location plan for the BOD to review. Ron Kaelber met the FP&L rep. and mentioned that the plan should be available in a few weeks.
 - Lawn maintenance Good service continues with twice a month cuttings.
 - HOA Dues – CCR 35.9 (5% service charge) David Dubinsky said that the BOD approved charge was added to the 3rd notice of annual dues, which were sent out 08 SEP 2023. There were 30 homeowners who still owed dues.
5. New Business
 - 2024 Tentative Budget discussion David Dubinsky informed Homeowners that tentative budget information was provided to the BOD as a look ahead on the availability of funds. He then read through the expenses. When asked about the total he said about \$36K per year.
 - 3rd Party Management Company (NFI) information and vote to hire. Homeowners present were asked if anyone wished to comment before the BOD discussed hiring 3rd Party Management: Rebecca Peterson said it was a waste of dollars. Chad Molyet said he had no desire and they cause turmoil. Terry Fletcher asked what the purpose is.

David Dubinsky explained that we recognized the need and hired 3rd party management last year. The company we hired was fired due to poor performance, not because we didn't need their services. The Board previously met with NFI (the 3rd party management group under consideration) but did not select NFI due to their higher cost being beyond what the HOA could afford at the time. The work required by volunteers to run the HOA, in their spare time, takes a toll. It is hard to attract and keep BOD members over time for continuity and consistency.

The discussion then moved to having enough BOD members to conduct a meeting, need a minimum of 3. It was also pointed out that even if the BOD doesn't met, the HOA still exists. The

HOA without a BOD could be turned over to the State to manage, which is called receivership. Receivership will cost hundreds of dollars more for each Homeowner, each year and will be administered by State appointed bureaucrats. Several BOD members mentioned that the steps being taken are to avoid receivership. The BOD mentioned that an HOA needs inspections to ensure compliance with standards.

David Dubinsky then read the NFI Association Management Services Provided sheet, (see Exhibit 3). Without the proper equipment, hardware, software, specifically trained division of labor, and extensive experience in managing several HOAs; the volunteer Homeowners can't possibly provide requisite service to those Homeowners who purposely purchase a home to reap the benefits of a well-run HOA.

Julie Molyet stated that they didn't get to vote on the current CCRs (Covenants, Conditions, and Restrictions). David Dubinsky mentioned that the CCRs had been amended by a Homeowner vote in August 2021. She said they want another look. David Dubinsky said that it was a project being looked at but had been set aside due to time constraints.

After David Dubinsky finished reading Exhibit 3, Arlene Fletcher asked why we don't just have a lawyer on a retainer instead of hiring 3rd party management. She was told we do have an attorney on retainer and that the attorney and 3rd party management don't provide the same service. Terry Fletcher then said that HOAs grow out of control.

Ron Kaelber mentioned that the BOD is still trying to collect annual dues (deadline to pay was 15 FEB) and that was one of many reasons the HOA needs 3rd party management. He then asked the Homeowners present who was running for the next years BOD, (election next month, OCT). He was the only one in the room with his hand up, including current BOD members. He then said that is why we need 3rd party management.

Arlene Fletcher asked if we hire NFI could we vote every year on whether we still need them. She was told that once hired there was no required vote needed to continue the service. It would be only if a change is needed. It was mentioned that the best time to consider this is during the budget submission process required by the new BOD after their election in OCT and before the budget takes effect in JAN. Throughout the year the BOD could decide to give NFI a 2 month notice to end the agreement. It was also pointed out that NFI could also sever the agreement by giving the BOD a 2 month notice.

David Dubinsky stated that the comment period was over and it was time for the BOD to discuss details concerning the hiring of NFI as 3rd party management. Robby Gentry commented that it is extremely difficult to legally challenge the ability of an HOA to collect annual dues, fines, late fees, interest, attorney fees and additional fees and costs that may occur.

Kaitlynn Feller said hiring NFI now was not economically feasible. She pointed out that we shouldn't underestimate the cost of budgeted items to make it fit in. Plus there were additional costs associated with hiring NFI that weren't accounted for. Additionally, she stated that there are no guarantees that future BODs would increase annual dues by 10% each year. Cynthia Perkins had nothing to add. Ron mentioned that without help from NFI, he was afraid that there wouldn't be enough BOD members and the HOA could go into receivership. David Dubinsky commented that the forecasted budget for 2025 and 2026 doesn't support hiring NFI at this time. There isn't enough funds budgeted for legal and it is not the right time. Not now. Need to get through the annual meeting then have next year's BOD look at funding available. Ron Kaelber moved to take a vote on hiring NFI. There was no second, so there was no vote.

Debbie Kaelber commented that BOD members are too busy performing HOA administrative tasks and we should try to make them more available to their family. Having 3rd party management to carry the load and take care of all the detailed tasks would help.

- Annual HOA meeting will take place on (October 10, 2023) and election. (Prep, proxy vote, mailings, send out emails and Facebook reminders) David Dubinsky mentioned that the meeting starts at 5:30 PM and that ballots need to be sent out by 25 SEP so Homeowners have time to receive them and send them back before the meeting.
 - Official HOA business needs to be communicated with the HOA Board through the preservehoamilton@gmail.com or mail to The Preserve HOA of Milton, PO Box 962, Milton, FL 32572
6. Current Financial Report: \$18,906.97
7. Next Board Meeting Date/Location/Time:
- Annual meeting October 10, 2023 / Bagdad Community Center / 5:30 PM
8. Items to be added for the next BOD/ARC meeting:

Open to the Floor:

Rebecca Peterson asked about clogged street drains and was directed to call the County. She then said that the requirement to screen garbage cans has resulted in some people building something worse than looking at the garbage can. She then asked about raising the dues by 10% every year and was told that the BOD can raise the annual dues up to 10% per year, with a majority vote by the BOD, which usually happens in conjunction with formulating next year's budget. Also, stated just like everything else did not see any problems if the BOD decided to increase the annual dues by 10% just to go along with everything else increasing.

Paul James apologized about coming late but wanted to know about the MSBU update. He was told that the County Commissioners voted yes and FP&L was drawing up a light pole location map.

Paul Douglass (ARC Member) informed the group that the ARC had reviewed and approved 5 applications.

Adjournment at: 7:24 PM



Exhibit 1 - The
Preserve HOA of Mil



Exhibit 2 - The
Preserve HOA of Mil



Exhibit 3 - The
Preserve HOA NFI Se