

THE PRESERVE HOMEOWNERS' ASSOCIATION OF MILTON

P.O. BOX 962
Milton, FL 32572

Board of Director Meeting for January 10, 2024, 5:30pm Bagdad Community Center

Meeting Minutes

1. Meeting Call to Order at: 5:31 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, however 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 to include the BOD or ARC. 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: David Dubinsky reminded attendees to sign in on attendance sheet, (see Exhibit 1) and place their name on a separate list if they want to address the Board of Directors (BOD), (see Exhibit 2).
3. Introduction of BOD/ARC members: Present at the meeting were David Dubinsky – President, Anthony Tranker – Vice-President, and Ron Kaelber – Secretary.
4. Proof of meeting announcements: Signs with agenda were placed at both entrances, on Monday, before noon and meeting details were placed on Facebook Community page.
5. Old Business
 - Update status of MSBU: Ron Kaelber contacted FPL POC and was told that street light improvements are currently planned to start "March-April".
 - HOA Bank Account access updated: Anthony Tranker noted that access was updated.
 - Updating SUNBIZ documentation: David Dubinsky mentioned that files were forwarded and this needs to be completed along with the annual requirement, (new business).
 - 2024 Annual HOA dues and information letters mailed out, 11 DEC. Dues are \$121 dollars annually and shall be paid starting on January 2 and will be delinquent if not paid by the 15th of February as per the CCR's. Approximately 40 Homeowners have paid 2024 dues.
 - Front Entrance Light fixtures/Christmas decorations: Sign lights have been fixed and decorations have been taken down.
6. New Business
 - Lawn Maintenance tentative service start date (March/April): BOD will contact provider when lawn needs to be cut. Need to contact County to get retention pond area cut again.
 - Annual Sunbiz filing requirement. Need to combine with update of new BOD (old business) and provide correct mailing address.

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- Annual Taxes to file: Ron Kaelber to contact tax service used last year to check availability.
 - Violation Sub-Committee: All BOD members recognized that maintaining HOA standards sometimes takes more than notifying Homeowners and asking them to take action. The BOD is gathering information to establish a sub-committee that would address these issues.
 - Email Account: New BOD members sought clarification on management of emails in the Preserve email account. David Dubinsky pointed out that it really depended on the nature and content of each email. The common guidance is to remember that the BOD needs to speak with one voice. The more complex the issue is, the more concurrence is needed to provide an answer.
 - Financial Ledger: Anthony Tranker had a printout of the new financial ledger set up by Bill Ferguson. It's a chronological running account of income, expenses, and balance that was backdated to include all of 2023.
 - 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
7. Current Financial Report to include financial transactions: \$21,835.90
 8. Next Board / ARC Meeting Date / Location / Time: TBD
 9. Items that need to be added for the next BOD/ARC meeting: TDB

Open to the Floor:

Max Brown – Signed up to asked about street light installation but current status was already provided in Old Business as starting in March-April.

David Dubinsky moved to end the meeting. Second was provided by Anthony Tranker and all BOD members present voted yes.

Adjournment at: 6:05 PM



Exhibit 1 - The
Preserve HOA of Mil



Exhibit 2 - The
Preserve HOA of Mil