

Lake Underhill Pines HOA Meeting

June 14, 2021 7:30pm Via Zoom

Attendees

- Ryan Binns / Katherine Winter - 124 Pine Arbor Dr
- Susan Batai - 54 Pine Arbor Dr
- Ivette - 39 Pine Arbor Dr
- Cleve Acree - 172, 180, 234 Pine Arbor Dr
- Teresa - 259 Pine Arbor Dr
- Blanca - 125 Underhill Loop
- Raymond Peabody - 15 Pine Arbor Dr
- Steve Napier - 14 Pine Arbor Dr
- Dom Eckhoff - 62 Pine Arbor Dr
- Jared Adelman - 251 Pine Arbor Dr
- Joni / Dennis Holmes - 6 Pine Arbor Dr
- Jerry Allison – 63 Pine Arbor Dr
- Nalja - 156 Pine Arbor Dr
- Betsy Hernandez -55 Pine ArborDr

MEETING NOTES

- Short of quorum (Quorum requires 23 homeowners)
- Election of Officers
 - Ryan Binns- nominated for President, approved & accepted
 - Susan Batai- remains as VP
 - Jared Alderman-Board Member
 - Blanca Saldana/Pam(180 Pine Arbor)- share Secretary duties
- Status update from Jerry Allison, former HOA President
 - Taxes have been submitted for 2020, should be ready in July
 - Incorporation filed via tax agent
 - 106 Underhill Loop payment for past due received and deposited
- Discussion on the need to consolidate and update the Bylaws
 - Amendments to original Bylaws make them unclear
 - Consider retaining a lawyer (This could be quite expensive
 - Cleve Acree agreed to assist with question(phone-407-701-3270; email-cleve.acree@gmail.com)
 - Per Florida law, declarations have expiration date- need to confirm the auto-expire date(Cleve will find official term)
 - Need lawyer consult regarding ability to file liens
 - Orange County Court- get a copy of the officially filed bylaws (Cleve will help)
- ARC (Architectural Review Committee)
 - Want to move to online process for convenience and to speed up replies
 - Will maintain paper process for those who want to use it

- Both online and paper processes must be fully flushed out
- ARC Form will be revised and updated to include the process for submitting
- Confirm ARC approval is not optional
- Online must have someone check regularly
- ARC approval-confirm must happen within 7 days and requires minimum 3 ARC members to approve
- Ryan will need the email addresses of all ARC members
 - Dom Eckhoff-62 Pine Arbor
 - Jared Adelman-251 Pine Arbor
 - Blanca Saldana-125 Underhill Loop
 - Betsy Hernandez(I think)- 55 Pine Arbor
 - Dennis Holmes-6 Pine Arbor
 - Naija Tyson-156 Pine Arbor
- ARC Members will Reply All with approval or denial
- HOA Proxy
 - Revised Proxy document to make sure it is clear what it covers
 - Ensure homeowners understand changes cannot happen without a quorum approval
 - Going forward would include specific items the board wants to change/update
 - Homeowner can sign Proxy as agree or disagree or come to a meeting in person
- Pre-approve renters as a possible change
 - Can this legally be added
 - Require they notify us who they are renting to
 - What about a Bylaw change restricting Air BNB type rental
- Possible change to quorum requirement
 - Reduce # required for a quorum (This was done once lowering from 50% to 30%)
 - May require knocking on doors
- Switch all records to digital- digitized assessment, other documents
- HOA emails
 - Board and ARC members-if you want notices by email, email- ryan.binns@gmail.com

Next meeting – Zoom – July/August