

# REFLECTIONS OF HILLSBOROUGH ASSOCIATION, INC.

March 23, 2017

## BOARD OF DIRECTORS MEETING 6:30 P.M.

### Minutes

#### I. CALL TO ORDER

Correna Sergent, Vice President for the Reflections of Hillsborough Association, Inc., called the Board of Directors Meeting to order at 6:35p.m., March 23, 2017 at Bethany Center, 18150 Bethany Center Dr., Lutz, FL 33558.

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

<u>Directors Present:</u>	<u>Directors Absent:</u>	<u>Staff Present:</u>	<u>Recording Secretary:</u>
Correna Sergent	Richard Katz	Janet MacNealy	Karen Neidig
Dena DeDiego			
Desiree Siegel			
Frank Moya			

Notice of Meeting – Posted on the community bulletin board in compliance with Association documents.

#### III. APPROVAL OF MINUTES – January 23, 2017 Board of Directors meeting & January 23, 2017 Budget Workshop

Correna Sergent made a motion to approve the minutes of the January 23, 2017 Board meeting and the January 23, 2017 budget workshop. The motion was seconded by Dena DeDiego. All in favor motion passed.

#### IV. UNFINISHED BUSINESS

##### A. Pool Access

The Board tabled a decision at this time.

##### B. Traffic on Van Dyke Road

Lloyd Perlman gave an update on the move for solutions to the traffic on Van Dyke Road. It is in the process and there is a possibility to install a speed bump at Lake Reflections.

##### C. Playground Upgrades

The Board tabled a decision until they review the budget.

##### D. Street Signage

Correna Sergent made a motion to approve the Arete Signs proposal in the amount of \$14,553.00 for decorative street signs. The motion was seconded by Desiree Siegel. All in favor, motion passed.

##### E. Ponds

##### 1. #10 / Corner of Fall Creek & Pheasant Woods – Removal of Giant Bull Rush

Frank Moya made a motion to approve First Choice Aquatic Weed Management, LLC proposal in the amount of \$5,822.00 to remove the bull rush, The motion was seconded by Correna Sergent. All in favor, motion passed.

The Board also approved sending Lake Masters a termination letter. They approved the engagement of First Choice Aquatic to do the monthly maintenance in the amount of \$764.00 per month.

F. Management Report

1. Violation List & App

- 18104 Fall Creek: Frank Moya made a motion to have the Association Attorney, Frank Friscia send a letter to the homeowner enclosing a complaint to be filed in Hillsborough County court if the house is not painted and the homeowners submits an architectural application within 15 days with painting to be completed 30 days following ARC approval. The motion was seconded by Dena DeDiego. All in favor, motion passed.
- Frank Moya made a motion to waive both late fees for 18016 Lake Reflections and 4835 Sky Blue as a 1 time waiver. The motion was seconded by Correna Sergent. All in favor, motion passed.

V. NEW BUSINESS

A. Pool Heater Replacement

The Board suggested getting estimates to have the pool heaters removed.

B. Reserve Study Proposals

The Board tabled a decision at this time.

C. Landscape Bids

1. Add Jasmine

The Board tabled a decision at this time.

2. Replace Flax Lillies

Board has requested a rendering of how the Bougainvillea and Arbicola will look.

3. Add Sod in Bellefaire

The Board tabled a decision at this time.

4. Reduce Large Tree Rings & Add Sod

- Dena DeDiego made a motion to approve the LMP proposal in the amount of \$840.00 to add sod around the large tree rings contingent on future trimming does not increase the ring size. The motion was seconded by Frank Moya. All in favor, motion passed.
- Correna Sergent made a motion to approve the LMP proposal in the amount of \$420.00 to re-sod the area by the clubhouse. The motion was seconded by Desiree Siegel. All in favor, motion passed.

D. Common Area Pressure Washing

- Correna Sergent made a motion to accept the proposal from Tampa Power Washing in the amount of \$1,052.36 to power wash the sidewalks and street curbs. The motion was seconded by Dena DeDiego. All in favor, motion passed.
- Correna Sergent made a motion to add \$500.00 to the Tampa Power Washing proposal for power washing the pool house, pool pavers, a few sections of sidewalk in Bellefaire and the 6 archways in Bellefaire. The motion was seconded by Dena DeDiego. Those in favor: Correna Sergent, Desiree Siegel, and Dena DeDiego. Those opposed: Frank Moya. Motion passed.

E. Janitorial / Dog Station Emptying

Correna Sergent made a motion to accept the proposal from Express Cleaning Services in the amount of \$510.00 per month. The motion was seconded by Frank Moya. Those in favor: Correna Sergent, Desiree Siegel and Frank Moya. Dena DeDiego abstained. Motion passed.

VI. NEXT MEETING – May 24, 2017 at 6:30 – Bethany Center

VII. ADJOURNMENT

There being no additional business to come before the Board, the meeting was adjourned at 8:15PM.

Respectfully submitted,

Karen Neidig, For the Secretary

These minutes were approved on 5/24/17

*Dena DeDiego*

Signed

DENA DEDIEGO

Printed Name

*TREASURER*

Officer

