



Brandon Acres Homeowners Association

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Board of Directors Members:

President: Jennifer Hagen

Vice President: Joe Walker

Treasurer: Mandi Brodsky

Secretary: Mary Aspenleiter

Director of Committees: Vacant

Committees:

Architectural Control Committee: Vacant

Amenity Committee: Vacant

Nominating Committee: Vacant

Social Committee: Vacant

BAHA Community Annual Meeting

Meeting Date: Saturday December 14, 2024 at 1:00pm at Pool parking lot (4672 Shay Terrace)

Meeting Agenda:

- Opening comments
- 2024 Recap
- Board member status reports & updates
- Community discussion topics
 - 2024/2025 Annual budget review
 - Raising assessment dues
 - Credit card payments for dues
 - Covenant amendments
 - eNewsletter transition
 - Tennis court replacement
 - City of Mulberry changes
 - Improvement Projects
 - Member survey results
 - Event calendar
 - Community workdays
 - Open Board positions
- 2025 Priorities
- Calendar of Events
- Closing comments

Meeting Minutes:

Jennifer opened with welcoming and thanking everyone for attending the meeting. She then mentioned a few items on the agenda for today that we will be discussing such as projects, 2024 and 2025 budget, and raising annual dues. There were 12 homeowners present at the meeting.

Jennifer shared copies of the 2024 annual budget analysis and proposed 2025 budget and addressed questions from the group. Jennifer indicated that management costs associated with our vendors has increased (insurance, accounting, pool services, etc) and there is a need to increase dues in 2025. Annual assessment fees have not been increased in a very long time and it is necessary to help the HOA preserve funds needed for increased costs the HOA has to payout. Jennifer recommended to help close the budget gaps that fees would increase from \$380 to \$400 annually (or from \$95 to \$100 per quarter) to start in 2025. Jennifer discussed payment options for annual dues. The Board is working to activate an option to set up accepting credit card payments through the HOA website and to establish a process with the bookkeeper to handle those payments. Jennifer has set up the ability to receive payments through Zelle as another option. However, there will be a convenience fee of 5% to cover credit card, Zelle and bookkeeping processing fees, that will be passed to the payer using these services. There will still be the option for pay by check at no additional cost for those who do not wish to pay online.

Jennifer then transitioned to covenant amendments to place a cap on rental properties in our community. She reported that the number of rentals in the neighborhood are increasing and shared stats - 19% of the homes in Brandon Acres are rentals which equates to 21 homes. Placing a cap of 20% or 25% was discussed but, per the legal team, we would need 100% approval from the membership to proceed with initiating rental restrictions on homes in our community. General concerns and feedback around rental property upkeep, corporate owners paying dues, AirB&B rentals, additional workload around identifying non-owner tenants, and the reduction in number of resident homeowners available to serve on the board was also discussed with the group.

One attendee asked if we could add the amendment that the rentals have to be corporate owned, but Jennifer reported the HOA can't dictate how homeowners choose to manage their property but believes there is a requirement that private owners renting out their homes must have lived in your home for at least 2 years before you rent your home out - she will double check with the legal team though.

Another attendee asked what the rules are for renters and pool access. Jennifer responded that the renters have full access as long as the owner of the home being rented pays the dues and the tenant signs the pool rules & liability documents. Jennifer described the new process she created to keep track of tenants in rental properties and process of granting access to renting tenants. Keys are issued to corporate property owner, and it is their responsibility to transfer the keys to the tenants. Tenant information has to be current and on file for pool keys to be activated. The 1st replacement pool key is \$5 and it's a \$50 charge for each additional replacement.

Jennifer then passed the discussion to Mary to talk about e-newsletters. Mary explained the goal/process moving forward and how this will help information to be delivered to the community much more efficiently. One attendee mentioned that there will still be some neighbors who will want the newsletter printed in which Jennifer stated that will still be an option upon request.

Signing up for e-newsletters:

-Send email to brandonacreshoa@gmail.com

-State that you are "opting in" to receiving e-newsletters

-Include your name and the email you would like us to use

Jennifer discussed the tennis court project and what we should do with it. The popular options from the member survey were *dog park, playground and community garden*. One attendee brought up the point that whatever decision we make, we need to make sure it will be maintained and not destroyed easily. Another member mentioned that dog park may cause an environmental problem to manage if people don't pick up after their dogs and the waste leaches into the creek. Jennifer will evaluate cost differences from each option from a cost and insurance perspective and bring the options up to the HOA membership to vote on.

Jennifer announced that on December 17th, City of Mulberry is having a city council meeting to go through the new laws and city ordinances we will all be subject to on January 1, 2025. The detailed document is available on the City of Mulberry website. Jennifer is planning to attend the meeting to evaluate the changes to zoning, code enforcement, planning & development, inspections & permitting, and storm water management laws that potentially impact the community and HOA.

Jennifer transitioned to the amenity repairs and landscaping work. The carpet under the cabana needs to be replaced and using astroturf as an alternative to the carpet was discussed. The cabana needs to be painted, and the front entrance needs some TLC. There needs to be siding repairs, fix/paint some of the wood structures, update signage at the pool, evaluate update/upgrade the pool locks. We also have a tree that is growing into one of the lights at the tennis courts that needs to come down. Jennifer would like to plant a bunch of flowers at the entrance and some groundcovers on the hill behind the cabana and around the pool area as well. The idea of trading landscaping maintenance for dues has been mentioned and brought up to a few people but no one confirmed just yet.

An attendee transitioned to the street parking issue within the neighborhood. Jennifer indicated that if there is a case where it is causing a safety hazard (for example: on a hill or a curve where people can't see or creates a head on collision risk) or restricts county service vehicles (school buses, trash & fire trucks) from safely navigating the roads to please report it and the board will cite the owner of the vehicle and if the owner does not oblige after 3 contacts, the vehicle will be towed. Homeowners should not park on both sides of the street, making it difficult for people to pass through.

Jennifer then transitioned to the speeding issue in the neighborhood. The idea of adding speed humps in the neighborhood was discussed as was adding speed control detection signs. Jennifer will inquire with the county and city about those options and bring back to the membership for a vote if it will cost the HOA to install.

Jennifer discussed that there are still positions on the board that are available. One attendee said he is interested in helping. Jennifer shared a summary of responsibilities for each role. He does a lot of IT work which could be helpful and also brought up that he could make affordable 24 hour surveillance available for the board at the pool area. The board will be discussing his interest further after the meeting,

An attendee brought up the question of the closing letters and why it is in the budget. Jennifer responded that it's not included in the budget financially, she just listed it on the spreadsheet to evaluate how many homes are sold each year. The closing letter is requested by a seller's agent as part of the home selling process. The fee is billed to the HOA by the CPA to produce in support of the homeowner. Normally the fee is reimbursed to the HOA by the buyer during closing along with any outstanding dues. If the seller's home does not sell/the sale falls through, the seller is responsible for paying the closing letter fee. No exceptions.

Jennifer mentioned that there will be more community work days coming in 2025 to help tackle the improvement project list and if we can have plenty of hands on deck like we saw in 2024, it will go by much quicker. The dates will be included in the newsletters when set. There was also the mention from an attendee about a community yard sale but we would need someone to help coordinate that since Social committee position is vacant. The board is very short-staffed and to have someone to help coordinate events would allow to be more active in the community. There is also interest in having a tailgate party, chili-cookoff and holiday gatherings.

Jennifer then transitioned to Joe about the idea of a community text chain chat to discuss/plan things like a community garage sale or any issues with the neighborhood or complaints. A few attendees liked that idea very much. The board will look into options and present findings to the membership.

Joe also mentioned the "get to know your neighbors" section of the newsletter. He solicited that if members would like to be featured or if you have a service you offer and would like it to be advertised, we will start including that information in the newsletters. Joe also mentioned that the girl in the neighborhood featured in last quarter's newsletter has been doing a lot of dog, house and babysitting for neighbors. You can contact the board or review the last newsletter if you would like her contact information.

Jennifer thanked everyone again for coming, encouraged feedback from the community on how the board can improve and meeting was adjourned.