

**COUNCIL OF NEIGHBORHOOD ASSOCIATIONS
MEMBERS MEETING**

**Gulf Harbors Civic Association Clubhouse
Floramar Terrace
Wednesday
April 19, 2017**

Officers present: Dominick Scannavino, Ron Hubbs, Sally Hanlon

Directors present: Ernie Reed, John Ford, Kelly Miller, Theresa Torchin, Hugh Townsend

Excused: Helen Kelly

The meeting was called to order at 9:30 by President, Dominick Scannavino who led the Pledge of Allegiance. He then welcomed all those present. He then spoke as a preamble to today's program about pending legislation that affects common interest communities and distributed handouts explaining significant bills. Specifically mentioned HB1237 which if passed in its current form would destroy volunteers, making governing of any board of HOA's, condos, etc. impossible.

Dominick introduced Matt Kuisle, of Reserve Advisors, who brought people up to date on reserves. He spoke about fiduciary responsibility of board members. He presented a program explaining why have reserves, what they are and analysis of the system. This spreads out the expenditures into the future, protects owners investment, maintains the community and considers problems from storms. He then explained money may be restricted to use for deferred maintenance, capital expenditure, etc. HOA's must have reserves as established in documents and/or by law. Different ways to fund the reserves were explained. He also reminded people of often overlooked problems. In 2003 the law regarding pooling of reserves was changed. And official updates are required to be reported to owners and the state. This was followed by a very informative Q&A period.

Dominick thanked Ed Million for providing a summary of the meetings and Jim Moll who will be providing a program on landscaping for drought. He then presented a certificate of appreciation to Matt. New people at the meeting were introduced. He also asked people for their ideas about programs for next year.

Kelly spoke about working with code enforcement and helping groups get set up with the county. Speakers for association meetings are available from CONA. She asked for feed back from the members. Hugh spoke about the committee reviewing impact fees. Raising them is the question as all these new developments affect schools and public services. The Ridge Road extension is still an issue. There is a road assessment survey ongoing. Members are urged to go to conapasco.org to take part in this survey.

There was no further business. A motion was made, seconded and passed to adjourn at 10:50.

Respectfully submitted,
Sally Hanlon, Secretary