

# **BELMONT HILLS PROPERTY OWNERS ASSOCIATION, INC.**

## **Annual Meeting Minutes**

**March 15<sup>th</sup>, 2022**

The annual Meeting of the Belmont Hills Property Owners Association, Inc. was held on Tuesday, March 15, 2022 at 9:00 a.m. in the Activities Center located at 240 West Fenway Drive, Hernando, FL 34442 pursuant to notice sent by U.S. Mail. Board members present for the meeting were: Cyle Moses, Sandra Taylor, Marve Stockert, Glenn Kouhry.

Mr. Moses called the meeting to order at 9:07 a.m., Mr. Moses stated that of the 290 lots in the subdivision, 97 were represented by the Developer, 193 were resident owned, 73 proxies had been received in total, and there were 44 resident households in attendance, constituting a quorum in order to conduct business.

Proof of Notice of the Meeting was established and Mr. Moses indicated a copy of last year's minutes were attached to the mailing of the meeting notice and asked for a motion to waive the reading of the minutes and approve them as stated. Motion was made, seconded, and unanimously carried to approve the 2020 annual meeting minutes as presented.

### **Election of the Board Members**

Mr. Moses stated that 61 proxies were received prior to the meeting, with another 12 received at the start of the meeting. Mr. Moses presented the nominees on the ballot as follows: Cyle Moses, President, 140 votes; Karen Peters, Treasurer, 144 votes; Sandra Taylor, Secretary, 142 votes; Marvin Stockert, resident director, 63 votes, and Glenn Khoury, resident board member, 60 votes.

### **Financial Report and 2022 Budget:**

Mr. Moses asked for a motion for a lesser review (compiled) rather than reviewed financials. A resident asked about an additional review from an outside source at a lesser expense. Mr. Moses advised that those expenditures would be a cost to the residents, the cost would be funded by the members. Mr. Moses also encouraged the members to request to review finances on a monthly basis if they are interested. Motion was made to approve the lesser review, then was seconded and unanimously carried.

### **Old/New Business:**

Mr. Moses opened this discussion by pointing out, in accordance to the Belmont Hills covenants, the Developer is described as being a "Class B" voter which means that the Developer has 9 votes for each lot owned, but that has expired as of December 31, 2012, and with that date being well past the Developer is no longer a "Class B" voter, so we do not have 9 votes per lot and the Developer is no longer responsible for funding the deficit, and has not been responsible for funding the deficit since December 2012. But the Developer has been paying it for the last 9 years to maintain control of the community. If ever there is a time when the Developer is voted off of the Board and is no longer in control than that will automatically trigger turnover. Cyle pointed out that as a matter of propriety the residents will have to vote the Developer in each year going forward and once the Developer is voted off the board the residents will not be able to vote the Developer back on the following year. A motion was made to keep

the Developer in control of Belmont Hills POA for the year of 2022, motion was then seconded, and unanimously carried.

Cyle brought up the fence, addressing the residents' concerns stating that the fence in Belmont Hills is currently being pressure washed but that unless there is a "Special Assessment" levied and the homeowners pay the special assessment the Developer, at this time, is not going to be painting the fence around Belmont Hills. A few homeowners brought up the budget where they think they are paying towards the fence, to which Cyle pointed out that the line item on the budget sheet is for the "maintenance" of the fence – that is not for repainting the entire fence. Cyle further explained that if the homeowners want to know what the maintenance budget breakdown is, they can refer to the maintenance contract for specifics. In addition, Cyle discussed going forward there should be a 'Fence Reserve' so that this will not need to be a "Special Assessment" in the future.

A resident brought up a concern about the semi-trucks that are parking off of 44 over by Kensington, asking if they can be moved and also shared that it seems there are people camping out behind the trucks. Sandra answered the concern by informing the residents that is a commercial tract of land and the semi-trucks will not be moving but that we would address the issue of folks 'camping out' behind the semis.

Another resident inquired about the American Flag at the Clearview entrance and asked why it is no longer being lit up, we advised the residents that we would look into it.

A resident asked what the purpose was for keeping the Belmont Gates open Monday-Friday for around 8 hours per day, he understood the reason it was open was for the amount of construction traffic coming in and out, but that he didn't understand why it's being left open. Cyle addressed the concern stating that the gates are being left open to reduce the amount of wear & tear on the motor for the gate and to reduce that the gates are being left open.

A resident inquired about the cost of adding a new gate arm, such as what is at the Terra Vista entrance, to be used during the day and only use the existing metal gates after 6 or 7pm. Mr. Moses advised that we would look into the costs associated and the information would be conveyed back to the resident board members to share with the community.

Another resident asked about the plans for the land where the community pool used to be and Cyle advised that any ideas or suggestions for what the homeowners would like there can be considered and to please email them to the Administrative Office, but at this time there is no plan for that area.

There being no further business to come before the Board, upon Motion duly made, seconded, and unanimously carried, the meeting adjourned at 10:42 a.m.

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Sandra Taylor, Secretary