

TOWER OAKS SUBDIVISION HOMEOWNERS ASSOCIATION

POST OFFICE BOX 3621
TALLAHASSEE, FLORIDA 32315
(850) 528-5043 TowerOaks32303@gmail.com

BOARD OF DIRECTORS MEETING MINUTES DRAFT

FEBRUARY 22, 2024 6:00 PM

LAKE JACKSON LIBRARY MEETING ROOM

1. Quorum established
2. Proof of Notice
 - a. Certification – Notices were mailed on JANUARY 11, 2024
3. Current Board Members: Will Anding, Lawrence Lucante
4. Motion to appoint Jessica Blaszczyk to the Board was unanimously approved.
5. Financials were reviewed by Management for January 2024 and for 2023. The association is working with a deficit budget but due to residual income will not have to raise dues this year. Each year we will continue to look for ways to reduce the budget, but in the future, we may have to raise dues.
6. Covenants, Rules, Bylaws (amgtss.com)
 - a. Legal Proceedings for Compliance with Covenants
 - i. The Association needs to have a compliance/grievance committee in accordance with the statutes and in order to enforce the fines. The purpose of the meeting is to set up the committees as required.
 - b. Special Assessment for Legal Proceedings/attorney fees – we have an owner who is threatening legal action, if we end up in legal proceedings we will have to impose a special assessment to cover those fees, if the Association is required to pay fees.
7. Committee Volunteers
 - a. Architectural Control Committee
 - i. VOLUNTEERS ARE NEEDED
 - ii. Nancy Schliep, Larry Lucante and Lissa Anderson were unanimously appointed to the Committee.
 - b. Compliance Grievance Committee – need volunteers
 - i. Duties to serve on a Committee to review compliance fines which are imposed by the Board and are challenged by the homeowner
 - ii. Frank Dubuy, Brandon Whitfield and Lissa Anderson was unanimously appointed to the Committee.
 - iii. The committee may need to set a procedure for homeowners to submit their grievances.
8. General Discussion/Recommendations from Membership (3 minute limit)
 - a. Street Lights were discussed. Larry has been trying to get Talquin to replace the current bulbs with LED bulbs. The costs to do this is too high for the Association to replace all of them at one time. As the lights go out, then Talquin should replace them for free.
 - b. Larry is going to put some solar lights on the entrance sign and near the mailboxes.
9. Adjournment – Larry motioned to adjourn the meeting at 6:35 p.m.

Copies of Meeting Minutes, Financials and Budgets are available by emailing:
TowerOaks32303@gmail.com

UPCOMING ANNUAL MEETING – APRIL 18, 2024

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MEMBERS PRESENT

Vivan Carroll, Frank DuBuy, Larry LaCante, Jessica Blaszczyk, Brandon Whitfield, Norma Washington, Sharhae Williams, Kaylie Sims, Nancy Schliep, Nancy Hammerstrom, Lissa Anderson