INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes - October 18, 2016

The meeting was called to order by President Art Fleet at approximately 7:12 p.m.

Board Members present:
Art Fleet (IMHA President)
Lindsay Mardick (Woodford)
Sallie Cox (Selkirk)
Rick Bloom (Adam Brown)
Joe Clark (Summerwood)
Eugene Szymborski (Country Club Village)
Bobby Boyd (Kirkwall)
Peter Northcott (Kerry Downs/Heather Pt)

Board Members Absent:
Mat Adams (Inverness Point)
Jim Baxter (Inverness Green)

Also attending, Darlene Windom of Boothby Realty, several Inverness homeowners, along with special guest Mark Perkins.

Art Fleet called the meeting to order at approximately 7:12 p.m. The meeting started late because the meeting room was locked as a result of an emergency call.

Mark Perkins, a partner in Garrett, Perkins & Associates, attended to introduce himself and his firm to board members. Garrett, Perkins is a financial advice firm and recently purchased the 5120 Selkirk Drive office building. They want to be a good neighbor and become a part of the Inverness neighborhoods and activities. Mr. Perkins treated the board to a large platter of Edgar's cookies and offered the use of their conference room for board meetings.

Approval of September 20, 2016 Minutes:
Motion: Lindsay Mardick Second: Rick Bloom
The minutes were approved without objection.

Treasurer's Report: Bobby reported on and discussed the latest financial report distributed earlier via email. Our accounts are in good shape.

Bobby reported on his review at the management company. He was satisfied and is confident everything is in order on IMHA accounts, reconciliations are up to date. Suggestions include splitting certain tasks between two individuals and providing online bank record access to board members.

Motion to approve treasurer's report:
Motion: Joe Clark Second: Lindsay Mardick
The motion passed without objection.

Flag Pole Donation:
Bobby discussed the prospective Lion's Club donation of an American flag to be placed at the Valleydale entrance. A commemorative plaque will be placed along with the flagpole dedicated to veteran(s), details yet to be determined. We may want to arrange for appropriate media coverage at the installation/ dedication.

Form Letters:
Forms letters were discussed for final changes. A few final edits were discussed that will be incorporated

into the forms. The first and second letters will go via email (first class mail if no email address), certified for the third, and will include the property manager's name and contact information.

Entrance Monument Insurance: Deedra Thornton obtain the requested insurance and will be asked to provide details.

Budgets: All directors need to prepare and submit proposed budget numbers for their neighborhoods. No problems were anticipated to necessitate a raise in the master association's assessment. The master budget is nearing completion. Final numbers from the landscape contractor have been requested and should be received in the near future. A modest increase is expected since the current contract has been in effect for two years.

Contracts: The existing landscape contract expires the end of 2016. The management company's contract expires March 31, 2017.

Liens: Current status needs to be updated. Lindsay Mardick and Sallie Cox will work on this and determine status of any liens that may have been satisfied.

Collections Report:
No update was available. Unpaid accounts will be reviewed again soon re the status of any existing liens.

DEADLINES:
Call for Nominations Letters/Ballots/Dues: The annual call for nominations of individuals to run for board positions needs to go out immediately. Bylaws require the notification to go out 45 days in advance of the election date. The nominations letter will be emailed where an email address is on file and mailed to all others. Deadline for bios should be 10-15 days after the request, ballots and bills should go out in early December, due are payable January 1. Dues invoices should go out in early December, become due and payable January 1 and are late February 1.

Kerry Downs water situation: A brief discussion ensued re the current status of water connection for Kerry Downs irrigation system and several possible resolutions.

Annual Meeting: The 2017 annual meeting will be scheduled for February 21st, with February 7th as a backup date. Boothby will reserve First Christian Church accordingly.

Support Your Local Sheriff: The proposed law enforcement/emergency responder support event may evolve along the lines of a luncheon or meal for the North Shelby facilities, and is intended to promote and support good relationships with those agencies.

There being no additional business to come before the board, the meeting was adjourned at approximately 8:11 p.m.

Motion to adjourn:
Motion: Joe Clark Second: Bobby Boyd
The motion passed without objection.

Date: December 30, 2016 */s/ Sallie Cox*
IMHA Secretary