



Hiddenbrooke Property Owners Association, Inc.

Open Session Meeting Minutes

January 20, 2021 at 7:30 pm

Meeting held via Zoom due to Stay at Home Health Orders

- I. Call Meeting to Order:** The meeting was called to order at 7:32 pm.
- a. **Verification of Meeting notice/Agenda**
 - b. **Establish a quorum - Attendance/Introductions:**
 - i. **Present Board Members:** Mike A. Nisperos Jr - President, Chris Brittle – Vice President, Laurie Foster- Treasurer, James Campagna – Members at Large and Jagdip Singh – Secretary
 - ii. **Absent Board Members:** None
 - iii. **OMNI Community Management:** Becky Jolly – Community Manager
 - iv. **Invited Committee Chairs and Guests:** Marcelline Mahern (HARC Chairperson), Byrne Conley (HMD Chair), Bob Schussel (Golf Course Survey)
 - c. **Announcements:** If you have not already please sign up for digital communications from the association. This saves on valuable resources and allows for faster communication. You should also reach out to Becky to obtain your log in information for the association web portal.
- II. Golf Course Forum**
- a. Survey Results- Bob Schussel presented the preliminary results and the information received from the 572 completed surveys via a Power Point presentation. As recommended by Bob, the Board decided to mail postcards to all owners in an effort to get a larger and more representative response. Director Chris Brittle indicated that the preliminary survey results had also been posted on the Hiddenbrooke website.
 - b. Community Comments- The Board listened to the membership and their concerns about the future of the Golf Course and HPOA's involvement.
 - c. Interest in a Hiddenbrooke Ownership Group-This item was not discussed in the interest of time; however, members were contacted via email notification to determine if there was any interest.
- III. Open Forum:** The Board listened to the members comments. No actions needed.
- IV. Meeting Minutes Approval:**
- a. The Board reviewed the minutes from the December 21, 2020 open Board meeting. Director Chris Brittle motioned to approve the meeting minutes, which was seconded by Director Laurie Foster. The motion passed.
- V. Committee Reports**
- a. **Committee Member Reports:**
 - i. Welcome Center – The report was sent in by Ed Medina. The search for a new Welcome Center cleaning person will be an Old Business item until one is found.
 - ii. Hiddenbrooke Architectural Review Committee (HARC) – Chair Marcelline Mahern reviewed the latest list of projects acted on by the Committee.

- iii. Hiddenbrooke Maintenance District Advisory Committee (HMD) – Chair Conley was not able to attend. A report was prepared by Chair Conley and sent to the Board. Some Board members indicated they had not seen the report.

VI. Financials

- a. The Board reviewed and accepted the December 2020 Financials.
 - i. Operating accounts had a total balance of \$103,965.56
 - ii. Accounts Receivable totals \$117,565.31
 - iii. Total YTD Net Income \$51,845.90
- b. There were no comments on any large non-recurring expenditures or unusual bills.
- c. Summary of Accounts Receivable- There is a total of 166 accounts over 30 days delinquent.

VII. Report from Closed Sessions January 20, 2020 summary

- a. Member Discipline: OMNI report
 - i. 53 Hearings Conducted
 - ii. 36 New Fines Assessed
 - iii. 6 Extensions Given

VIII. OMNI Community Management: Report

- a. Compliance site drive in December 2020
 - i. 187 Compliance Notices sent.
 - ii. Compliance Issues resolved- Currently being audited.
 - iii. Violations on Hold- Currently being audited.

IX. Unfinished Business:

- a. **Welcome Center Cleaning Attendant**

X. New Business:

- a. **Board Liaison to Welcome Committee** – Director Mike Nisperos motioned to appoint Director Laurie Foster as the Board’s liaison to the Welcome Committee, which was seconded by Director Chris Brittle. The motion passed.

XI. Adjourn Meeting: The meeting was adjourned at 8:55 PM to continue Executive Session.

DocuSigned by:

JAGDIP SINGH

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Ratified by HPOA Board Member Date