

Meadow Cove HOA Board Meeting

Date: Tuesday, June 11, 2015

Location: 1687 Clover Circle

Start: 6:30PM

Attendees:

Rhoda Phillips – President

Wayne Bigler – Vice President

Johanna Romero – Secretary

Absent:

Nancy Romero - Treasurer

David Dunlap – Member at Large

Meeting called into order at 6:40pm. The meeting commenced with a review of the meeting minutes from March 18th. All members approved of the minutes.

New Business

- HOA Meeting June 15th – Inform all attendees that the proposed agenda needs to be postponed. The agenda needs to change due to the outcome of meeting of Rhoda and Johanna with attorney Bradley Bettin on June 8th where the legality of the contract between MCHOA and HOA Capital Advisors LLC was discussed.
 - Attorney finds multiple infractions that would find the contract null and void.
 - HOA is not registered as an HOA. The HOA is registered as an LLC with the state but not as an HOA. This is required by Florida law since 2013.
 - Registration needs to be done ASAP.
 - HOA was dissolved. This occurred due to the fact that there was no functioning board and the last director's term expired in 2008. This puts in question the legality his authority to enter into the contract with HOA Capital Advisors LLC.
 - The HOA must be reinstated ASAP. Options to do this are:
 - Elect an official Board
 - Request Circuit Court to appoint a Receivership, for which the HOA will be responsible for salary, court costs, and all expenses.
 - Vote to have a HOA Management company to administer all Board and HOA business.
 - The board appointed in February 2015 is rendered invalid as they were not elected and their appointment by the President was invalid as he did not have the authority as the term had expired.
 - An election to fill vacancies has to occur ASAP and the term would be until the next Annual elections.
 - Newly elected directors have 90 days from the date of election to certify that they have read and understood the documents of the corporate book:
 - Articles of Incorporation
 - MCHOA Bylaws
 - MCHOA Declaration of Covenants and Restrictions
 - Florida statute 720
 - Discussed how to address the audience.
 - Johanna to write talking points for the above mentioned items.
 - Rhoda to lead the meeting.
 - Johanna to read the 2015 Annual Meeting Minutes and take minutes

Meeting adjourned at 7:45PM.