

**AGENDA**  
**ANNUAL MEETING OF**  
**HART LAKE HILLS HELD**  
**JANUARY 26, 2025**

**WELCOME**

**ANNOUNCEMENT REGARDING PROPOSED CNR's**

**ANNUAL FINANCIAL REPORT/BUDGET**

**QUESTIONS/COMMENTS**

**HART LAKE HILLS HOMEOWNERS ASSOC.  
MINUTES OF ANNUAL MEETING**

The annual meeting of Hart Lake Hills HOA was held on Sunday, January 26, 2025, after written notice being provided to all homeowners, via US Mail, posted on official website of Hart Lake Hills, and social media as well as posted signage at front entrance.

The meeting began at 1:06 p.m. Directors and officers present were Stacey Brixia, President; Vacant, Vice President; Janet Pitts, Secretary; Jeannine Huot, Treasurer; Stacy Lupo, Chair Director; Steve Durrance, Director and Nancy Casey, Director. It was determined by head count and count of proxies that a quorum was present.

Director Stacy Lupo called the meeting to order and turned over the officiating of the meeting to President Stacey Brixia. President Brixia introduced the officers and directors who were present.

President Brixia stated that the Board appreciated the help of residents of the neighborhood, throughout the year, i.e., clean-up after hurricanes, painting of the entrance sign, decorating for Christmas, informing the Board, via contacting Jeannine Huot, of issues around the neighborhood, etc.

Discussion came up about Herb Gillis being the only one who had access to post to HLH's facebook page and HOA Life. Aaron Trim stated he also had access. Mark Layton suggested the use of a "Portal" for the community. He stated he would be happy to assist with that. Mark was thanked by all present for his "tweaking" of the Hart Lake Hills website. It is now easier to access, understand and much more information is available and its layout is very appealing.

Director Steve Durrance commented that based on changes in Florida laws governing notification to homeowners, consent forms had been mailed to each home address for the purpose of obtaining consent to use the physical address shown on the form and consent to the use of an email address, if provided on said form. The Consent/Notification form was to be filled out and returned to the HOA for future notifications. Steve asked if a homeowner had not done so, please contact him.

Aaron Trim brought up the matter of lawn care of the areas owned by HLH. He criticized the current lawn care company's (Special FX) work. Other property owners gave "kudos" to the current company. It was suggested by Aaron Trim that the HOA Board obtain bids for lawncare and possibly hire a company with a full "crew" instead of a "one man" operation.

Homeowner Herb Gillis reported that violations of the HOA covenants and restrictions are being noted and taken care of.

Treasurer's Annual Report was presented in detail, line by line, by Treasurer Jeannine Huot by going over each category/item. Copies of said Annual Report were provided to attendees prior to the start of the meeting so it could be reviewed.

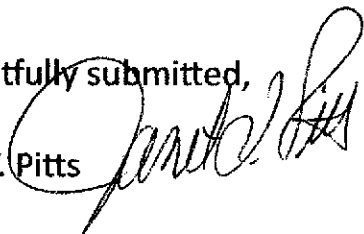
The matter of a specified "reserve" account was brought up for discussion. It was determined, after discussion, questions, and education, that the funds being "earmarked" for road improvements must be specifically designated as a "reserve" account. It was stated that this would be taken care of with the bank.

As to the condition of the roads within HLH, it was again noted that the roads are owned by the homeowners of Hart Lake Hills. Specific locations of trouble spots were discussed with one being the growth of the roots of an oak tree located by the retention pond across the street from 663 Hart Lake Drive.

At this point in the meeting, Janet Pitts, Recording Secretary, resigned from the Board after finding out that the "work session in preparation for setup of the annual meeting" held at her private residence on Thursday, January 21, 2025, was illegally recorded by Nancy Casey, Director.

Respectfully submitted,

Janet T. Pitts

A handwritten signature in black ink, appearing to read "Janet T. Pitts", written over the printed name.

# **HART LAKE HILLS HOMEOWNERS ASSOCIATION**

## **Minutes of the Annual Meeting**

**Date:** Sunday, January 26, 2025

The annual meeting of the Hart Lake Hills HOA was held after written notice was provided to all homeowners via mail.

## **Attendance**

All present residents were asked to sign in. Residents holding proxies were instructed to sign in on behalf of the residents they were representing.

## **Meeting Start**

The meeting began shortly after <sup>one</sup>1:00 PM.

## **Directors and Officers Present**

- Stacey Brixa, President
- Janet Pitts, Secretary
- Jeannie Host, Treasurer
- Nancy Casey, Director
- Steve Durrance, Director
- Stacy Lupo, Director

## **Secretary Resignation**

Janet Pitts verbally resigned and submitted a written note, which was shared with Jeannie Host.

The President, Stacey Brixa, stated that an interim Secretary was needed for the meeting. Rodney Wambles nominated Jamey Trim for the position. Jamey Trim accepted the nomination.

## **Discussion Topics**

1. **Policy on Records Requests:**
  - Stacey Lupo, Director, addressed a question regarding how residents can request copies of HOA records.
  - It was clarified that all residents can request documents via email or certified mail.
2. **Enforcement of Covenants and Restrictions:**
  - Discussion regarding the current HOA attorney's role in enforcing covenants and restrictions.
3. **Maintenance and Repairs:**
  - The gate brackets were noted to need adjustment or repair to correct the offset of the exit gate.

## **Election of 2025 Directors**

### **Nominations:**

- **Ryan Williamson:** Nominated by Mr. Gills
- **Nancy Casey:** Nominated by Mr. Gills
- **Jamey Trim:** Nominated by Ryan Williamson; seconded by Rodney Wambles
- **Stacey Lupo:** Nominated by Stacey Brixa
- **Steve Durrance:** Nominated by Stacey Brixa
- **Scott Gibson:** Volunteered

### **Voting Process:**

- Residents voted for Directors by writing the names and their lot numbers on ballots.
- Voting began at 2:35 PM and ended at 3:00 PM.

### **Vote Counting:**

- Proxies were reviewed and verified against the sign-in sheet by Jeannine Huot, Patricia Beatty, Pamela Childers, Jamey Trim, and Megan Gills.
- Votes were counted twice by Patricia Beatty and Pamela Childers.

### **Election Results**

- **Ryan Williamson:** 45 votes
- **Nancy Casey:** 7 votes
- **Steve Durrance:** 14 votes
- **Jamey Trim:** 41 votes
- **Stacey Lupo:** 28 votes
- **Scott Gibson:** 60 votes

The results were shared with the residents still present at the meeting.

### **Meeting Conclusion**

The vote counting concluded, and results were announced at 4:03 PM.



Jamey Trim