



Dry Creek Run HOA Special Board Meeting

January 7, 2023

Members Present

Alicia Thompkins-Perryman, President

Alethea Houston-Thompson, Vice President

Adner Marcelin Marcelin, Treasurer

Felicia Shorter, Secretary

Tej Prasad Poudel, Member-At-Large

Meeting called to order at 10:38A pursuant to Section 723.078, Florida Statute (2022).

2023 Goal – A year to make changes

General discussion on communication

- between the board members and “president”
- We need to adjust the communication between the board.

All board members take the HOA training that was emailed to the board by Adner Marcelin.

- Goal is to get the board certified and in good standing

TPAM should take direction from the HOA Board

- Review of challenges we have had with TPAM to
- Concern over TPAM mailings
- We need to document lack of performance in order to make corrections or changes
- Goal is to lesson our dependance on TPAM in the case we need to change management services

Concern over the name of the HOA, legally and on website, etc.

Adner Marcelin approval agenda, Alethea second

Adner Marcelin and Alethea Houston-Thompson moves and second minutes with one correction (Tej is member at large)

Minutes approved

General discussion

- Adner Marcelin has not received the annual financials

- Verge communications upgraded equipment after a service call. We need to follow up on whether the cameras are working and reconnected.
- TPAM has access to view camera

Adner Marcelin moves to have Pres, VP and Management company get access to camera login and app

Second by Alethea Houston-Thompson. Motion passed.

HOA Name

We have multiple usages of the HOA name (i.e. Sunbiz)

- In Godaddy Dry Creek HOA (that is the superseding name, covenant dry creek run)
- We should invest in both (do the dba)
- Get the fictitious name
- Long term Dry Creek Run HOA....
- Motion to file a fictitious name in the interim in the period of one term, 5 years...change the name to Dry Creek Run incorporated making all legal documents
- Adner Marcelin moves that we adopt the fictitious name Dry Creek Run HOA inc. with the prof 5 years.
- Alethea – second
- Motion passes
- Adner Marcelin will process the DBA forms

HOA Assessments

- There have been 5 amendments to the covenants. (dues states 85 dollars)
- Alethea Houston-Thompson moves that we officially change the HOA assessment to \$150 subject to approval of full HOA membership from \$85
- Adner Marcelin 2nd approved
- Motion passed

Website Discussion

- Who owns the website? Understanding is that it is a transfer from the prior property. Not sure if we own the intellectual property. We need something in writing that says that we own items (i.e. Website domains, emails, etc.)
- Premiers established the HOA
- Goal is to start updating the website going forward. Discussion on how to effectively transition the current website we are contractually obligated to let TPAM manage the website. The goal is to get ownership and allow them to access it.

TPAM Contract

- Make a request to Tom to get an amended contract for this year that ends December 31st, The new contract should be given to us for August meeting with a 2024

contract. Stop the auto renew on current contract that would realign with our fiscal year. Please provide a written amendment.

- Preference of board, terminate an auto renew clause. By June 1 for the 2024 calendar year
- Alicia Thompkins-Perryman will make the email request to amend the contract
- Please adjust amendment to require review of all contracts and Board approval needed for all new contracts

Fines Committee

- Carolyn Jones will join the fines committee. Waiting to hear back from others
- 3 members needed but board suggest to try to recruit 5 people
- A set of procedures for the fining committee will need to be developed.

Discussion on parking issues and how to address we should send a general notice to remind residents of the policy

Suggestion to develop a newsletters or email blast (from TPAM) to notify residents of parking issues, etc.