



1 **New Business-**

2  
3 **Juda.Eskew CPA Termination Letter:** Lazaro spoke about the problems the HOA has  
4 had with Juda.Eskew and the lack of financial reports provided, change of personnel and  
5 other issues with them. The board has decided to move in a new direction and Bill from  
6 Blue Shield Property Management Company. Bill spoke about the termination letter and  
7 issues they have had with them about obtaining current financial information and about the  
8 2023 budget problems. Bill advised of his company's experience of over 18 years of  
9 financial services to HOA's. Bill advised that a proposal was submitted to the board for  
10 review. The board then reviewed the proposal that was submitted.

11  
12 Ken asked about the fees being the same as the previous company, Bill advised it is the  
13 same fees. Ken also suggested that a friendly letter be mailed before the late fees are  
14 applied. Bill advised that we could do that. Ken also asked if you notified all vendors, Bill  
15 advised that we would inform the vendors. The board further discussed the proposal. The  
16 board also requested Bill to report back to the board on any discrepancies with late fees or  
17 interest charged on accounts so the board can review those.

18  
19 *A motion was then made by AMANDA ANDRADE, seconded by KENNETH NESLON*  
20 *to approve the financial proposal from Blue Shield Property Management Company as*  
21 *presented.*

22  
23 *DISCUSSION: Ken advised that remember the two suggestions that were made.*

24  
25 **MOTION PASSED.**

26  
27 **ARC and Covenants Enforcement and Rules Committee:** Two positions are available  
28 on the committees and Bill advised that the board needs to appoint two committee  
29 members. Mr. Nelson was on the rules committee and Ms. Andrade was on the ARC  
30 committee and both are now board members.

31  
32 *A motion was then made by KENNETH NESLON to appoint Tom Cleminshaw for the*  
33 *ARC and Mario Guerrier for the Rules committee.*

34  
35 *DISCUSSION: Bobby asked if this went out to homeowners. Bill advised no. The board*  
36 *members suggested that this go out to all homeowners. Ken advised that is fine.*

37  
38 *The motion was not seconded.*

39  
40 Bill advised that he would send out an email and report back at the next meeting.

1 **Old Business-**

2  
3 **Road Project Update:** Bill advised that this project is still in the city review for permitting  
4 after a construction meeting. Bill advised that the notes are needed from the engineer. We  
5 hope this project starts late January and February. Bill advised that the city advised the  
6 permit should be only two weeks after the notes are received. Bill discussed the plans for  
7 the project. The board discussed issues with speeding and other hazards of driving on the  
8 streets. Bill advised that he hopes that by having the new rules committee and parking  
9 rules, parking will be more organized.

10  
11 **Civil Lawsuit Judgment from 2018:** Bill advised that a 2018 judgment awarded to the  
12 HOA in the amount of \$7,390.56 was never applied to the homeowner's account. Bill  
13 advised that he discovered this during the change of financials responsibilities to us. Bill  
14 advised that board that he applied this information to the account as the board have  
15 previously approved this action on September 11, 2018. The board requested Bill to please  
16 check this account payments and discrepancies made by Juda.Eskew and to report back to  
17 the board.

18  
19 **Pembroke Shores Conservation Area Agreement Letter:** Bill advised that the letter is  
20 ready to be sent to the Pembroke Shores HOA. The board discussed the previous steps that  
21 were taken to resolve this issue. Ken asked what is needed to move this letter. Bill advised  
22 that the board could make a motion to approve this agreement letter to be sent to Pembroke  
23 Shores HOA.

24  
25 *A motion was then made by LAZARO RIVERO seconded by KENNETH NESLON to*  
26 *approve the agreement letter for the Pembroke Shores Conservation Area be sent to*  
27 *Pembroke Shores HOA as presented at this meeting.*

28  
29 **DISCUSSION:** None

30  
31 **MOTION PASSED.**

32  
33 **Parking Issues:** Bill advised of some parking issues and presented pictures of those issues  
34 with parking on grass, etc. during the holidays. Bill advised of the parking letter that will  
35 be mailed shortly. The board discussed the letter and changes that were made to the new  
36 parking rules that were previously approved. Ken asked if we were working on the signs  
37 and the front gate. Bill advised that he is working on that project to have the best  
38 professional looking signs. Amanda asked if we were going to enforce these new parking  
39 rules, Bill advised yes, after the 30-day notice, enforcement action will be taken. Questions  
40 were made about how these violations are handled. Bill advised that we watch video from

1 the gate identifying where they are visiting so we can violate the correct homeowner for  
2 their guests improperly parking.

3 Amanda asked if Bill could provide information about the recent burglaries on the property.  
4 Bill advised that we are looking into the video coverage, but the most recent burglaries  
5 were made from unlocked vehicles and one vehicle was stolen because they had the keys  
6 inside. Bill suggested please keep all vehicles locked.

7

8 **Guest Comments-**

9

- 10 • Jeanine Bennett asked if the HOA should contact the attorney to aid Juda.Eskew.  
11 Bill advised that maybe the next option.
- 12 • Tom Clemishaw asked about cable services being provided to the homeowners or  
13 a discount to the residents. Bill advised and provided a 10-year agreement letter  
14 with Comcast to not have a bulk agreement with any other service provider. The  
15 board discussed further as to maybe including this service to homeowners, but  
16 further research is needed.

17

18 ***Meeting Adjourned – The board adjourned the meeting.***


19

20 Meeting adjourned at 8:30 p.m.

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22

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24 APPROVED BY:  \_\_\_\_\_

25

26

27 DATE: 09/20/24







# 3. 010924 Board Meeting Minutes

Final Audit Report

2024-09-20

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