

Taskers Chance HOC, Inc.  
Regular Meeting Minutes  
April 16, 2019

The Board of Directors of Taskers Chance Homes Corporation met in a Zoom conference at 7 p.m.

**Present:**

Mr. Horacio Rodriguez, President  
Ms. Belinda Morton, Vice President  
Ms. Sharon Glaser, Director  
Rev. William Warehime, Director  
Ms. Sue Ezzati, Director  
Mr. Brian DeHaven, Treasurer  
Mr. Kyle Mulcahy, Director logged in @7:18 pm

**Absent:**

Mr. Brian Schmitt, Secretary

**Others Present:**

Ms. Nancy Keen, Vanguard Management, Community Representative  
Liz Van Brunt, Recording Secretary

**I. CALL TO ORDER**

Mr. Horacio Rodriguez, President of Taskers Chance HOC called the regular meeting to order at 7:07 p.m. with a quorum present.

**II. MINUTES**

Motion to approve the February 20, 2020 meeting minutes as presented. Morton/Glaser  
Vote: 5/0/0 Ezzati abstained since she was not in attendance at the February meeting.

**III. HOMEOWNER OPEN FORUM**

No residents spoke up.

**IV. MANAGEMENT REPORT**

**A. Power wash Clubhouse and Entrance Monuments**

It would be good to do this again this year. The price from Squeaky Clean has not increased in the past few years.

Motion to approve the power washing of the clubhouse and entrance monuments by Squeaky Clean. Ezzati/Glaser Vote: 6/0/0

## **B. Reserve Investments**

The Recreation Money Market account with Morgan Stanley currently has \$20,292.94 with a \$50,000 CD maturing on 4/2/20 and a \$30,000 CD maturing on 5/4/20. Management would recommend rolling over the \$50,000 into a 2021 CD and the \$30,000 into a 2022 CD.

The General Money Market currently has \$163,498.09 with a \$50,000 CD that will mature on 5/4/20. Management would recommend rolling over the \$50,000 CD into a 2021 CD and investing \$50,000 from the MM into a 2024 CD to continue to ladder the funds.

A question was raised whether there would be enough cash available for upcoming expense. There is enough. Money is held in Reserves for some upcoming expenses.

Motion to approve rolling over \$50,000 from the Recreation Money Market into a 2021 CD and \$30,000 into a 2022 CD; and to roll over the \$50,000 CD from the General Money Market into a 2021 CD and investing \$50,000 from the MM into a 2024 CD to continue to ladder the funds. DeHaven/Morton Vote: 7/0/0

## **C. Mill Crossing Condo Association Fence**

The Property Manager for the Mill Crossing Condominium Association in Taskers Chance outlined some work they would like done. A fence is shared with their community which runs behind Burgess Hill Way and along one of the parking lots. Their developer installed the fence when their community was built. The trees on our side of the fence need to be trimmed in some areas. They are asking to have the trees trimmed and remove a couple of the trees that are dead. They had their side of the fence power washed and treated and are asking to have our side of the fence power washed and treated. The Mill Crossing Board of Directors offered to split the cost for the service.

The branches are over their fence so they can trim those whenever they feel they need to even though the tree belongs to Taskers Chance. This will be communicated to them. The community cannot see the fence on the Taskers Chance side so cleaning it would not make a difference to them. It actually looks fine. Some of the evergreen branches on our side that are growing sideways along the fence should be trimmed. There are a few dead trees that need removed along the senior housing fence line. Mike can take a look at these areas and quote a price.

Motion to inform Mill Crossing of the city regulations which allows them to trim any branches that hang over their fence; and to decline the offer/suggestion to have the fence power washed. Morton/Ezzati Vote: 7/0/0

## **D. Landscaping Company**

Some discussion of the challenge of getting the current company to agree to the replacement of trees under warranty. Classic is one of the only companies who offer a lifetime warranty. Most companies warranty plants for one year. The company did finish the planned work this past fall. The board will do a walk through to be sure they did all that was requested. Early on they did not have a copy of the master plan. The area along Key Parkway did not thrive. Feedback should be given to the company as the seasons change.

**V. NEW BUSINESS**

**A. ACC Decisions**

A homeowner wanted to replace windows but wasn't planning to use grids as were in the original. Another denial was given to a homeowner who planned to pave a path from the front of the house to the back since the materials they chose did not look appropriate.

A roof replacement application was returned since it didn't have sufficient documentation. It will be resubmitted. If the roof tiles used for replacement are the same as the original then no application is needed.

Home Inspections may be paused. There are some violation items that were postponed to this spring. Those may need to be extended too. Many people are out of work and some supplies and contractors may be hard to find.

**B. Pool Opening**

The pool opening procedures in order to pass health inspection are being followed in hopes that the pool will open this season. The pool needs to be taken care of properly regardless. A question was raised whether the pool prep operation is considered essential. Any property management items are considered essential. It needs to be made clear to the Taskers Chance community that the state mandates and health department determinations are what will make the decision if and when the pool could open. No speculation will be made.

The pool's front desk computer died last season. The photo processing and camera are not compatible with windows 10. Horatio is looking at other pool pass options for the 2021 season. Many are smart phone based and that is not sustainable for the community since not everyone has a smart phone. The cost will probably go up. Nancy explained the various systems: paper passes mailed, cloud based that use smart phones, and key fobs. Some discussion of the various options.

**VII. ADJOURNMENT**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:19 p.m.

Motion to adjourn the meeting at 8:19 p.m.

Ezzati/DeHaven

Vote: 7/0/0

Respectfully submitted,

Liz Van Brunt  
Recording Secretary