

BLOOMFIELD HILLS HOMEOWNERS ASSOCIATION, INC.
A Corporation Not for Profit
MINUTES FROM MEETING OF THE BOARD OF DIRECTORS
TO: Members of the Bloomfield Hills Homeowners Association, Inc.
DATE OF MEETING:
April 06, 2026
TIME OF MEETING:
6:00 P.M.
PLACE OF MEETING Gibsonia Baptist Church Meeting Hall
5440 US Highway 98
N. Lakeland, FL 33809

Agenda:

- 1. Certification of quorum** - A quorum was established, present were: Joshua Borem, Jon Pixley, Melissa Pixley, Rick Stoer, Tim Cooney, Blaine Patterson, and Lawrence Streeter. Kathryn Streeter was absent.
- 2. Quick announcement from secretary related to recording process**- Meetings will now be recorded to assist with the development of detailed minutes. Purpose is to enhance communication & trust within community and board members. The recordings will not be stored or saved in any capacity once they are transcribed into notes. Minutes will be uploaded to Bloomfield-hoa.com website once approved by board at next meeting.
- 3. Call meeting to order by President** At 6:11pm the meeting was called to order by President Joshua Borem.
- 4. Proof of Meeting Notice**- Notice has been posted on the entrance message board for 14 days prior to meeting.
- 5. Pledge of Allegiance**- recited
- 6. Approval of previous minutes from Board Meeting of February 17, 2026** – Motion to approve by Jon Pixley, seconded by Blaine Patterson. All in favor.
- 7. President’s Report** – President would like to initiate projects that will enhance pride in our neighborhood. Such projects include encouraging homeowner participation in decorating for Halloween and Christmas, possible rental of porta potties during Halloween, and increasing community engagement via a block party at the tennis courts. He would also like to consider affixing message boards at the mailboxes to enhance visibility of projects and is considering relaunching the HOA Facebook page. Both the Sentry site and the HOA.com sites will be updated and made current as well. The board will also be reviewing all vendor contracts for pricing and performance. The Architectural committee is looking for help developing color standards. The Beatification Awards will begin again soon. He is also considering having a quarterly newsletter from the board to keep the community engaged and informed. We will need to establish a committee for the newsletter.
- 8. Treasurer’s Report** – Jon Pixley reported for Kathryn using the Financial Summary from the April Board Packet. Operating bank account is \$124,310. Reserves is \$108,877. The MidFlorida account is approximately \$3,400

9. Financial Report from Sentry- Delroy Brown reported that 17 accounts were issued Notice of Intent to Lien letters this month because they are more than a year overdue with their annual assessments. There are 30 delinquencies in total. The fees Sentry charges to send these letters (which was about \$2,800) will ultimately be paid by the account holders- not the HOA. There are approximately \$14,500 unpaid assessments owed in total. All unpaid account holders receive monthly reminder letters from Sentry. Delroy mentioned that homeowners often request the fees and interest be waived. He noted that certain fees are statutory requirements and cannot be waived. Other fees, like interest, are at the discretion of the board.

The Special Assessment (SA) letters and payment directions were mailed. Not all homeowners have received their letters yet. Delroy will follow up with corporate regarding the delay, but they were sent via Post Office as per the norm. He announced that homeowners do not have to wait for their letter, they can pay via the same method as paying their annual assessment. The SA amount is \$804.

10. Old business

Special Assessment Update- Tim Cooney reported that Parker Land Services is ready to begin, once the contract has been signed & they are given the go ahead. They also need the initial down payment. They had requested 50% down, however the board agrees that 30% down is what we are willing to accept. A motion was made to accept 30% down payment by Larry Streeter, seconded by Rick Stoer. All approved. Delroy has committed to expedite payment processing for Parker once they set up their account in Sentry's system. He expects to have this completed in a week, once the contracts are signed. Tim will ammend the contracts with the 30% change and get it to Josh to be signed this week. The project is expected to begin within the next two weeks and to be completed by the end of June.

11. New Business

Committee Report

Architectural – Committee evaluated 4 submissions. #1. h/o Nathan Coleman was present. His paint color choices were approved. #2. h/o at 6301 Bloomfield Blvd. wants to install garbage can housing container to hide the cans from street view. Container approved. #3. 5638 Bloomfield Blvd. Fence installation and extension. h/o wants to install fence 15 ft from front of house. Arc committee will need to evaluate on site to see if meets the 35ft standard as per the Declaration of Covenants. Approval or denial pending evaluation. #4. [address not stated] playground installation proposal. h/o Linda McMillan pointed out that the playground equipment is being installed in the retention pond area. Larry Streeter asked if there is a SFWMD approval attached? There is not. Request denied until SFWMD approval obtained by h/o.

Beautification – Request made to establish award committee. h/o Hailey Light & Melissa Pixley volunteered. Blaine suggested we ask Janette Baggette to join as well. Melissa will reach out.

Website maintenance – Request made to establish committee to help update hoa.com site and keep current. h/o Bianca Crowe is selling her home & will be leaving neighborhood this year. She had been responsible for previous upkeep. Larry Streeter committed to help with upkeep. Melissa Pixley will be meeting with Bianca this week and will also help. Jon Pixley and Joshua Borem will also be given admin access to site. Melissa also intends to create a committee member request QR code to post at entrance message board, encouraging members to join and help in the various committees we have established today. h/o Nathan

Coleman informed the board that he has a brother-in-law who is a web developer and may be willing to help.

Bloomfield Circle Garden Club project- h/o Janette Baggette reached out to Melissa Pixley about a potential collaboration between Bloomfield Circle Garden Club and the HOA. There is an area on the corner of Longleaf & Bloomfield that had been severely damaged by the frost this year. She suggested we replace the plantings with Florida Native species, which once established, use less water and recover from weather disturbances better than non-native plants. The board was asked if this project is something they would be willing to explore? There was a brief discussion noting that several areas needed possible replacement/ maintenance. Board is waiting to hear from landscaping company to see what is covered under policy. All board members agreed to greenlight discussion about potential collaboration with garden club.

Clarify exact amount of lots within community- 260 SA notices were sent out. Jon Pixley has committed to comparing the actual list of 260 homeowners to the registered logs on the Polk County Appraiser's website and provide the updated information to Delroy.

Add new Board Member- We need a 9th board member per our governing documents. h/o Hailey Light has agreed to join the board. A motion to appoint Hailey Light as our 9th member was given by Melissa Pixley, seconded by Jon Pixley. All approved. Larry Streeter will get Hailey's hoa.com email set up asap.

New streetlight- Delroy notified the board that a replacement streetlight will be installed within the community at no charge. Back in 2018-2019 the light had been removed & not replaced. A h/o requested Delroy look into the reason & it was decided to replace the light.

Discussion to set future calendar- It was agreed upon to set next 2 meetings as monthly and then re-evaluate frequency. The pond repair should be completed by end of June. Meetings set for May 18, 2026 and June 16, 2026: both at 6pm. Rick Stoer pointed out that we have already used 3 of our 6 meeting reservations at the church. Meetings beyond that will incur further charges.

12. Open Forum:

h/o Linda McMillan emailed Josh a list of deed violations she had discovered. Josh committed to personally looking into each violation she reported. He requested she send pictures to Delroy of each violation.

h/o Frank Cordova asked the board to investigate the expense of replacing the mulch and the flower beds in the common areas. Josh will speak with Fine Arts Landscaping to review the contract and pricing. The board may choose to defer an additional expense until the pond repair project is complete. Mr. Cordova also asked whether a neighbor with a bench swing in their yard got approval from the Arc committee. They did not. They will submit the form asap.

h/o Cecilia Spangler would like the board to consider removing the 30 y/o mature evergreen shrubs at the entrance of the community, leaving the exposed brick fencing with mulch instead of replacing them with another shrub. Jon Pixley and Larry Streeter pointed out that it was not a complete brick wall, there are sections of wood fence that would then have to be maintained.

There was then discussion about pressure washing the brickwork. Blaine Patterson, Josh Borem and Frank Cordova had the idea to have a Community Day where people come together to do maintenance on the common areas every few months.

Lawrence Streeter mentioned that he has seen the front sprinklers shooting like a fountain because they are damaged from parents parking on the grass while waiting to pick up their kids each afternoon. He suggested putting up a short fence to prevent cars from parking there. Frank Cordova offered to help install recessed concrete guards around the sprinkler heads rather than incurring the expense of fencing.

Cecilia Spangler and Linda McMillan reported that a trailer is parked behind a fence and is visible from the road. The board needs to investigate the 2024-2025 statutes to see if trailers fall in the category of allowed items to be stored behind a fence. Larry Streeter said because the trailer is an RV it may be exempt from allowed vehicles. The board will look closely at the language used in both the state statutes and our covenants. We will then potentially ask the lawyer to weigh-in.

Another h/o mentioned an issue with a neighbor's fencing needs extensive maintenance. She was asked to submit pictures to Delroy. There is also another known issue with a food truck owner that Delroy is in process of dealing with.

Linda McMillan reported that on Malachite there is an SUV that does not run, has broken windows, and is being used by the h/o as a dumpster with the tailgate down. Delroy has not seen it. He will investigate and send a notice if appropriate.

Melissa Pixley suggested the option of posting annual assessment delinquencies on the entrance bulletin board. Delroy questioned the legality of posting the names. Several board and community members voiced the opinion that public shaming the delinquencies would cause unnecessary duress to homeowners. Delroy reported that about 25% of the community is delinquent. With the upcoming SA, it is fair to expect 25% of delinquency as well. It was suggested to post that there are 17 unpaid accounts greater than a year delinquent, rather than posting names. h/o Nathan Coleman told a compelling personal story encouraging the board to refrain from public shaming community members who could potentially be experiencing extremely difficult times in their life. The board agrees at this time.

h/o Linda Michielski (sp?) asked if people who are delinquent are allowed to set up a payment plan. Delroy said payment plans are offered by h/o request via Sentry.

h/o Charles Thomas requested that any attorney inquiries obtained by the board (regarding above issues) are received in-writing and posted on the hoa.com website for the community to view. Melissa Pixley stated that, as long as no identifying h/o information is in the document, it may be possible to post. We can evaluate this on an individual basis.

13. Next Board meeting: May 18 at 6:00 pm

14. Adjournment – Blaine Patterson made a motion to adjourn the meeting, seconded by Rick Stoer. Adjourned at 7:49 pm.