

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:
May 18, 2026
TIME OF MEETING:
6:00 P.M.
PLACE OF MEETING Gibsonia Baptist Church Meeting Hall
5440 US Highway 98
N. Lakeland, FL 33809

Minutes Summary:

1. Certification of quorum - A quorum was established with all listed Board members present.
2. Call meeting to order by President - The meeting was called to order by President Joshua Borem at 6:03pm.
3. Proof of Meeting Notice- Notice was posted on the entrance message board for the required 14 days prior to the meeting, beginning May 02, 2026.
4. Pledge of Allegiance- recited
5. Approval of previous minutes from Board Meeting of April 06, 2026 – Previous minutes were approved by motion of Lawrence Streeter, seconded by Blaine Patterson. All were in favor.
6. President's Report – Josh stated his goals for the year include improving Christmas and Halloween celebrations and helping the community become a premier neighborhood again.
7. Treasurer's Report – Delroy Brown reported April financial numbers from the May Board Packet. The operating budget had \$57,301.75, reserves had \$111,169.74, and assessment income collected was \$9,309.33. Year-to-date income was \$37,606.90, while expenses were \$173,721.92, largely due to the pond repair. The HOA is currently running at a deficit because of the pond expense, and approximately half of the special assessment money had been received.
8. Financial Report from Sentry- The Board discussed several items from the 05/14/26 Board Packet. Melissa questioned ongoing payments to Aquatic Weed Control for a pond that does not currently hold water, and Josh asked Delroy to investigate. Eight homeowners had requested special assessment payment plans, with three approved and the rest pending. Concerns were raised about too many payment plans affecting pond repair funding. Jonathan reported that Sentry mailed payment coupons for only 260 lots, while Polk County records show 269 lots, creating a potential \$7,236 shortage. Delroy was asked to send coupons for the missing lots.

Several Sentry customer service and violation issues were discussed. These included a potentially improper tree violation in Phase 1, delayed ARC application handling, a disputed fence violation, and homeowner complaints about poor communication from

Sentry. The Board also discussed improper or questionable violations issued during drought restrictions, including pressure washing, sod replacement, sprinkler, trash bin, truck, and trailer-related notices. Josh instructed Delroy to send Melissa copies of violation notices for review before they are sent. Further Board Packet questions will be emailed to Josh and Delroy.

9. Old business

Special Assessment Update- Josh reported approximately \$107,000 had been collected, about half of the special assessment payments. Tim Cooney reported the pond project was about 85-90% complete, with walls restored and final work underway. The sidewalk will remain set back 20 feet from the pond wall, slopes will be sodded, and fencing or signage was recommended to prevent residents from walking on steep slopes before bridge replacement. Bridge replacement is not included in the current contract and cannot be funded immediately. Tim stated permits were not required because the work is a repair of an existing pond, and recertification will occur after project completion.

10. New Business

Board member emails- Hailey received access to her Board email. Board members were reminded to check email regularly. Board certification requirements were discussed, including required certification every four years and four hours of annual continuing education. Melissa and Jonathan currently have active certificates, while Hailey is still within her 90-day window.

Website and email ownership were discussed. Larry explained that he personally created and paid for the Bloomfield-HOA.com website, domain, hosting, WordPress account, and Ionos email service since 2019. The Board agreed Larry should be reimbursed and that the HOA should take ownership of the website and email accounts. Larry will provide receipts and meet with Josh, Jonathan, and Melissa regarding transfer and administration.

Red, White & Blue Display- Josh proposed a patriotic entrance display for the 250-year anniversary, possibly costing \$2,000-\$3,000. Katheryn advised limiting spending until finances improve. Less expensive options and Garden Club input will be discussed next month.

Community Day follow-up- The Board discussed using volunteers for community maintenance projects. Melissa suggested the July 4th display as a possible first project, but no one volunteered to lead it.

Discuss Tree Replacement- Melissa, Jon, and Josh met with BrightView for landscaping comparison pricing and arborist services. Melissa will meet separately with the arborist to review common-area trees, especially trees that may be leaning or improperly trimmed. Proposals will be brought back for discussion.

Questions for Delroy Brown- Due to time, questions about insurance, the homeowner directory, CPA, and related topics will be emailed to Delroy. The Board decided not to seek new insurance quotes at this time after discussion of past quote difficulties.

Committee Report

Architectural – Josh brought Sherwin Williams color brochures for discussion of a community color palette. Questions arose about whether the Board can establish a palette without amending governing documents. Delroy will seek attorney guidance. ACC requests will be handled during Board meetings for the next several months because meetings must be open and posted 14 days in advance. Requests approved included a fence extension, back porch, and generator placement if hidden like an A/C unit.

Beautification – Committee members are Melissa, Hailey, and homeowner Gabriela Coleman. Monthly awards are being selected, and Jonathan designed a new certificate using community imagery.

Website maintenance – The Board agreed the HOA should own and maintain the website and email accounts for continuity of required document management, especially if management companies change in the future. Larry will send receipts for reimbursement and discuss the future of the site with Jon, Josh, and Melissa.

Bloomfield Circle Garden Club project- Replanting the median was postponed because plants are regrowing and spending should be reduced until the pond project is complete. Melissa suggested consulting the Garden Club about native plants around the pond after completion. Emily Fox agreed to help, and Janette Baggette will also be consulted.

Discussion to set future calendar- Future meetings were set for 07/20/26, 08/10/26, 09/22/26, and 10/12/26. Several Board members preferred a 6:30pm start time.

11. Next Board meeting: July 20 at 6:30 pm

Josh opened the floor for homeowner complaints and comments. Linda McMillan asked about the Beautification Committee and raised concerns about a resident repairing a truck in the driveway and draining fluids. Josh stated he had messaged the resident directly. Cecelia Spangler asked about the previously discussed trailer visible above a fence line. Hailey read the relevant Florida statute and stated she did not believe the trailer was directly visible from the road. Board members agreed they were not willing to pursue legal action without clearer precedent. Hailey agreed to submit an ACC request for lattice screening, though the discussion became heated.

12. Adjournment – Blaine Patterson made a motion to adjourn, seconded by Tim Cooney. The meeting adjourned at 7:41pm.