

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting from 7:03p.m. to 9:49 p.m., August 29, 2024, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Robin Short, President
Katie Carner, Vice President

Cory Rivenburgh, Secretary
Ronald Crasta, Treasurer

Also present was Manny Lugo, Community Manager, Asst. Community Manager, Kathleen Oakley and Chase Hague of Barsalou & Associates. Quorum was established, and Mr. Short called the meeting to order at 7:02 p.m.

Community Input-

Minutes – July 31, 2024, and August 13, 2024, minutes were approved.

Constable Report –Deputy Litvik read the Monthly Deputy's Report. The Fiscal Year 2025 Patrol Contract was approved.

Perimeter Fence Update- Jason Rainosek spoke about the project. He mentioned they do call 811 before they dig. The crews moved over to the Clubhouse to utilize the mats that have been rented. The Board approved creating an allowance of \$18,000 for Hydro Excavation of Utilities.

Ezee Fiber- Alex Rodriguez from Ezee spoke about the ongoing project in Firethorne. If you have any questions or concerns, contact EZEE Fiber at 346-644-3788, Alex Rodriguez at 713-589-4943.

Financials – May and June Financials were approved.

Committee Report –

- Therese Kotara of the Amenities Committee Spoke about the projects that her committee are working on. The Pool rails are still being fabricated, working on North Clubhouse recommendations, working with MUD on the Wood Lily project and the 2025 project list. The committee recommended Comcast Business for the gym TVs at the cost of \$139.75 a month to include ESPN. The Board approved this recommendation.
- Adam Sowers of the Modification Committee spoke about having a meeting with his committee on September 25th to discuss possible changes to the guidelines that might be brought to the Board. He was approved to discuss changes with the HOA attorneys. He also requested a small dinner for his committee.
- Bob Havlin from the Cell Tower Committee mentioned that the FCC complaints have been effective with Verizon but not so much with AT&T and T-Mobile. Small cell installations have begun in neighboring communities. They are still working closely with the tower company to iron out the details of the contract.
- Meredith Lauer from the Community Watch Committee mentioned that the committee will be hosting another free self defense class on September 19th at 7pm. She also would like to work with the Special Events Committee to host a National Night Out event. The Board approved signing up for a NNO event.

Manager's Report–

- Manny provided the Board with the Manager's Recap of the Month Report.

Old Business –

- The Board will review the pool and landscaping RFPs.
- Still waiting for the Insurance Claim report.
- The North Clubhouse report came in today. The Board requested quotes for the repairs needed.
- Manny is working on an action/task tracking list.

New Business –

- The Board ratified emailed approvals to allow Ezee Fiber access into the gated section and to continue to have the holiday flags placed throughout the neighborhood.
 - The Board approved Donuts & Devotionals to use the South Clubhouse if they put down the \$700 deposit.
 - The Board denied the scout troop request to use the Clubhouse because only one family lives in Firethorne.
 - The Board unanimously approved the Collections Policy with requested changes.
 - The new Firethorne website should be shut down and not renewed.
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- MUD151 may use the South Clubhouse for their meeting on October 10, 2024, if they put the \$700 deposit down.
- Wolman may use the park after their field trip, but it cannot be reserved.
- The Budget Meeting is tentatively set for October 17, 2024, with an in person only format.
- Next Board Meeting Thursday, September 26, 2024, at 7 p.m., in a hybrid format.

Executive Session-- The Board went into Executive Session at 8:48 p.m.

Executive Session ended at 9:35 p.m.

- The Board approved moving forward with one lawsuit and three default judgements.
- The Board denied residents requested of late fee waiver.

The meeting was adjourned at approximately 9:36 p.m.



Cory Rivenburgh, Secretary