



**Frost Farms Homeowners Association, Inc. (FFHOA)  
Executive Board Meeting  
August 9, 2021 - 7:00 pm - Virtual Meeting via Zoom**

**Attendees: Janelle Alves, Esther Collins, Mark Jones, James Mitchell,  
Errol Saunders, Jesse Ingram**

**The meeting was called to order at 7:08 p.m.**

**I. FFHOA Meeting Minutes:**

**The Board agreed to approve the minutes from May 30, 2021.**

**II. Delinquent Homeowners**

- a. Chair, Mark Jones provided an update on the invoices/letters sent to homeowners delinquent in paying dues.**
- b. Per Mark Jones, per law the Board cannot go back past four years to collect. Therefore, we will need to write off approximately \$20,000 in bad debt.**
- c. Per Mark Jones, there has been very little progress made in collecting past dues. The Board did receive a payment of \$1200 from a delinquent homeowner.**
- d. Per Mark Jones, liens will be filed accordingly against delinquent homeowners who have not responded. Liens are scheduled to be filed on Wednesday, August 11, 2021.**
- e. As a reminder, the cost of the attorney was discussed. During our May 20, 2021 Executive Board Meeting, it was agreed that we would engage an attorney at \$250 an hour with a total allocated of \$2000. Per Mark Jones, approximately \$800 of those allocated funds has been used towards the attorney fees.**

**III. Adjust Budget for September 2021-2022**

- a. An updated budget was discussed excluding the delinquent dues that we are unable to collect.**
- b. The total we are able to collect is approximately \$8000.**
- c. The Statement of Activity from September 2019-August 2020 was reviewed.**
- d. Per Mark Jones, the Statement of Activity will be shared with all homeowners during our annual meeting in September 2021.**

**IV. Update on Non Compliant Homeowners**

- a. Letters were sent out May 2021 to non compliant homeowners regarding signs**
- b. Per Mark Jones, the homeowners have removed the signs and are now in compliance.**

- V. FFHOA Annual Meeting**
  - a. A motion was made by James Mitchell to convene for annual meeting on September 13, 2021 via zoom. Motion was seconded by Jesse Ingram and carried with no opposed.**
  - b. Per by laws, a two week notice will be sent to homeowners.**
  
- VI. Reconvene Executive Board**
  - a. The Board agreed to reconvene on August 23, 2021 via zoom using the same zoom link.**
  - b. The purpose of the meeting is (1) update on lien filings (2) discuss how to reach homeowners to inform them of annual meeting (3) James Mitchell suggested that we all spend time discussing what we can do to enhance the community and ask for input from homeowners during the annual meeting.**
  - c. The Board agreed to come prepared with ideas to discuss what we can do to enhance the community.**
  
- VII. Adjournment**

**Meeting adjourned at 7:40 and briefly reconvened at 7:42 ending at 7:58.**