



President's Report

Changes to the Board of Directors Coming in March

Our P.O.A. has a 7 person Board of Directors. Each Director is elected for a 2 year term, but the terms are staggered. This year there will be 3 openings on the Board. Director Frank Mortell is choosing not to run again and Vice President Jim Garrett and I are resigning from the Board. Directors Mel Sweat and Mary Greenough will run again.

We have located 3 members who have volunteered to serve on the Board to replace the 3 who are leaving. They are Steve Orr (former Board member, lives on Croaker), Virginia Rau (Sheephead) and Jim Rice (Triggerfish). Thank goodness these 3 have stepped forward to serve so that the Association has a full 7 member Board.

The management company informs us that because the number of openings and the number of those willing to serve is the same, Florida law provides that no election is required.

Thus, the new Board members will take their place at our Annual Meeting on Saturday, March 14, 2009 at 10 a.m. at the Coast Guard Auxiliary Building in Hernando Beach. At that meeting the directors will decide among themselves who the officers will be for the next year. Please attend the meeting.

Because I will no longer be on the Board after the March meeting, let me take a few lines to thank the people who work so hard to maintain this lovely community. Thousands of volunteer hours are given each year by a relatively small group of our neighbors. Their only motivation is to enhance the quality of living in Hernando Beach South.

Marie and I have made many good friends because of our involvement with the POA. We encourage you, too, to come to the monthly meetings and get to know this nice group of people.

Bill Persons - President

Update on Changes in Deed Restrictions

At the September, 2008 meeting the membership voted to change the way the P.O.A. amends its Deed Restrictions. (See attached recorded document) A two thirds (2/3) yes vote of those choosing to vote on Deed Restrictions is now required, rather than the previous 2/3's of all eligible voters.

A committee was formed to recommend Deed Restriction changes to the Board. The changes were approved in concept by the Board and sent to the Management Company's Attorney for review and to be put in "legalese". (The attorney is an expert in F.L. 720, the law our P.O.A. is governed by.)

The committee and the Board are in the final stages of presenting these changes to the membership. It appears that there will be eight requested changes in our Deed Restrictions. A ballot will be mailed to all 424 lot owners in the next few months with an explanation of why each is necessary. You will vote on the changes separately.

The Deed Restriction change committee consists of Doug Kinney, Frank Mortell, Ted O'Grady, Mel Sweat, and Tom Westerberg, with me serving as Chairman. These people are the most experienced in the community in working with the Deed Restrictions and are very aware of which specific Deed Restrictions should be changed.

Bill Persons

Architectural Review Committee

Any changes in the structural appearance of your home (new paint, screen enclosures, fencing, alterations, etc.) need to be submitted to the committee for approval.

Community Garage Sale

March 7, 2009

Contact Marsha for information: (352) 666-1321

**Hernando Beach South Property Owner Association
Membership Meeting
October 16, 2008**

Bill Persons, President, called the meeting to order at 7:30 p.m.

Guest speaker was Mark Caskie, Director of Hernando County Code Enforcement, who explained their job is to enforce civil infractions. You may report violations by phone at 352-754-4056 or look up violations at www.municode.com

Roll Call of Directors

Bill Persons, President	Mary Greenough, Director
Jim Garrett, Vice President	Mel Sweat, Director – exc.
Diane Gayhart, Treasurer	Frank Mortell, Director
Diane Overbeek, Secretary	

Minutes

The Secretary read an abridged version of the September 18 meeting.

Treasurer's Report – Diane Gayhart reported that the Association currently has approximately \$70,000 in its operating account and about \$93,000.

Committee Reports

Adopt-A-Road – Volunteers are needed and should meet at the boat ramp at 8:00 a.m. on Saturday.

Bulletin Board – A dedication ceremony was held for the new bulletin board.

Crime Watch – Ted O'Grady reminded everyone to lock their car doors if parking outside.

Deed Restrictions – Frank reiterated that Code Enforcement is helping to clean up the most consistent violator in our community.

Garden – Mildred said that a contract to maintain our entranceways has been awarded.

Grounds – Butch reported that the common area has been mowed in preparation for Octoberfest and the next scheduled lot cutting will be before Thanksgiving.

Social – Marsha announced that Octoberfest will be Sat., Oct. 18, beginning at 4:00 p.m. under the tents on Sea Bass.

Nothing new for the following committees: Architect, Boat Ramp, Crime Watch, Legal, Political Action, Waterways, Web Site, and Welcome.

Other Business:

Ad-Hoc Committee for Deed Restrictions – An ad-hoc committee to prioritize recommended deed restriction changes has been formed. If you have recommendations, please let Frank Mortell or Bill Persons know.

Adjournment – At 8:40 p.m. a motion was made for adjournment. Motion was seconded and carried.

Respectfully Submitted,
Diane Overbeek, Secretary

**Hernando Beach South Property Owner Association
Membership Meeting
November 20, 2008**

Bill Persons, President, called the meeting to order at 7:30 p.m.

Guest speaker was Ron Smith from Hernando-Pasco Hospice.

Roll Call of Directors

Bill Persons, President

Jim Garrett, Vice President

Diane Gayhart, Treasurer

Diane Overbeek, Secretary

Mary Greenough, Director

Mel Sweat, Director – Director

Frank Mortell, Director

Minutes

The Secretary read an abridged version of the October 16 meeting.

Treasurer's Report – Diane Gayhart reported that the Association's current operating account is \$61,383.60, liabilities are \$388 and total long term assets are \$93,832.

Committee Reports

Adopt-A-Road – Volunteers are needed and should meet at the boat ramp at 8:00 a.m. on Saturday.

Bulletin Board – Glory reported that the locks on the new bulletin board need to be fixed.

Crime Watch – Ted informed everyone that they have run out of funds to operate the car, so it will be placed in storage. Cost to maintain the car is approximately \$3,000 annually.

Deed Restrictions – A court date has been set for Dec. 17 for the consistent deed restriction violator on Jewfish.

Grounds – Vacant lots will be mowed again before Thanksgiving. Yards will also be mowed at 3 vacant properties and liens placed against the owners for the cost.

Social – Octoberfest was a big success and Marsha thanked all the volunteers.

Welcome – Volunteers for each street to let Mary know of new residents are as follows:

Amberjack – Terry O'Grady; Bluefish – Edna Prevete; Cobia – Marsha Kushmer;

Sheephead – Mildred Renfroe; Triggerfish – Mary Greenough and Diane Gayhart; -

Croaker – Diane and Tim Thomas; Jewfish/Palometa – Frank Mortell and Diane Overbeek.

Nothing new for the following committees: Architect, Boat Ramp, Crime Watch, Garden, Legal, Political Action, Waterways, and Web Site.

Other Business:

Cell Phone Tower at Coast Guard Building – In order to maintain the Coast Guard Building, they are going to sublease part of the building for a cell phone tower. The tower will look like a flag pole and will be enclosed and landscaped. It will be built to collapse in high winds.

Ad-Hoc Committee for Deed Restrictions – The ad hoc committee is recommending the following changes in the Deed Restrictions. Wording is being submitted to the attorney for approval and then the changes will be put before the membership for voting.

- Change “Hernando Beach, Inc.” to “HBSPOA” throughout.
 - Change minimum residence size to 1,600 sq. ft. on every street for consistency. Currently some streets have a different requirement.
 - Recovery of legal costs short of a judge’s ruling.
 - Fines for habitual offenders.
 - Clarify that a “lot” means with or without a house.
 - Cars to be parked in driveways rather than in yards.
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- Setback resolution – to reiterate enforcement of front and side setbacks, but allow pool cages to be built in the back.
 - Landscaping plans should be submitted to the Architect Review Committee.

Board Elections Coming in March – New board members are elected in March, so anyone interested should let Bill Persons know.

Adjournment – At 8:35 p.m. a motion was made for adjournment. Motion was seconded and carried.

Respectfully Submitted,
Diane Overbeek, Secretary

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**Hernando Beach South Property Owner Association
Membership Meeting
December 17, 2008**

Bill Persons, President, called the meeting to order at 7:30 p.m.

Roll Call of Directors

Bill Persons, President	Mary Greenough, Director
Jim Garrett, Vice President	Mel Sweat, Director – Director
Diane Gayhart, Treasurer – exc.	Frank Mortell, Director - exc.
Diane Overbeek, Secretary	

Update on 3391 Jewfish – The Board has been working in conjunction with County Code Enforcement to clean this home up. The County issued 8 citations, the owners paid some fines and have cleaned it somewhat. The Association’s case with this homeowner is scheduled to be heard before a judge on December 23. We will keep you updated.

Ad-Hoc Committee for Deed Restrictions - Wording for recommended changes has been submitted to the attorney for approval. When they are returned from the attorney, the ad hoc committee will review again before submitting to the Board. All changes will be put before the membership for voting.

Thank you to Valerie Wright and Marie Persons for organizing refreshments for tonight's meeting.

Adjournment – At 7:40 p.m. a motion was made for adjournment. Motion was seconded and carried.

Respectfully Submitted,
Diane Overbeek, Secretary

Hernando Beach Property Owners' Association Meeting Schedule

Our monthly meetings are held the third Thursday of each month (no monthly meeting in March or August) at 7:30 pm. at the Coast Guard Auxiliary building on Shoal Line Blvd.

The Board of Directors also meets the second Wednesday of each month at 7:30 pm. at the Parks and Recreation Building at Jenkins Creek, Linda Pederson Park. All Board meetings are open to the membership.

Our annual meeting is the 2nd Saturday in March at 10 am. at the Coast Guard Auxiliary Building. Architectural Review Committee meetings are held the 1st and 3rd Thursday of each month at 1 pm. at the home of President Bill Persons, 3391 Triggerfish. These are open to the membership, but call first because we don't meet if there are no issues to discuss.

HERNANDO BEACH SOUTH PROPERTY OWNERS ASSOCIATION

Committee Chairpeople as of March, 2008

- A) Adopt-A-Road - Tom Westerberg - 666-0914
- B) Architectural Review - Bill Persons - 684-9726
- C) Boat Ramp - Mike Prescott - 686 -2598
- D) Bulletin Board - Glory Westerberg - 666-0914
- E) Crime Watch - Ted O'Grady – 684-9358
- F) Deed Restrictions - Frank Mortell - 684-7334
- G) Garden - Mildred Renfroe - 666-4359
- H) Grounds - Butch Gayhart – 686-4584
- I) Legal Documents Review - Mel Sweat - 666-9244
- J) Political Action - Linda Prescott - 686-2598
- K) Social - Brigitte Haag - 686-0750
- L) Waterways - Steve Orr - 688-5800
- M) Web Site - Brigitte Haag - 686-0750
- N) Welcome - Mary Greenough - 686-5843

HERNANDO BEACH SOUTH PROPERTY OWNERS' ASSOCIATION BOARD
OF DIRECTORS AS OF March, 2008

Bill Persons - President 684-9726

Jim Garrett -Vice President 684-7845

Diane Gayhart -Treasurer 686-4584

Diane Overbeek -Secretary 684-7706

Mary Greenough -Director 686-5843

Frank Mortell -Director 684-7334

Mel Sweat -Director 666-9244

OUR MANAGEMENT COMPANY IS:

COASTAL MANAGEMENT SERVICES,

P.O. Box 1407

Port Richey, FL 34673

(727) 859-9734 - ask for Mary Ann