



## MILL RUN HOMEOWNERS Quarterly Newsletter

SUMMER  
2022

### ANNUAL HOA REPORT

It has been a very busy and productive year for our community. Here are some of the accomplishments:

- Our Board has grown from three members to eight members.
- Developed a quarterly newsletter.
- Established quarterly set meeting dates.
- Resolved the visibility issue on Trouble Creek Road and Arbor Oaks Blvd.
- Following an HOA request, reflective S-curve signs have been installed along Trouble Creek Road for safety.
- All repairs to our perimeter walls have been completed.
- We have an insurance binder in place for our perimeter walls and the weirs. We also added insurance for workman's compensation.
- Baran Property Management was brought on board in January 2022 and has helped our HOA get in compliance with Florida Statutes.
- We now have a local, permanent meeting place to hold our quarterly meetings per our homeowners' request.
- Our new portal with Baran Property Management is up and running. We encourage all homeowners to utilize it to keep up to date on all community information.
- All weirs have been inspected by our new weir committee members and the foliage has been removed. We are still in the process of removing some dirt and debris from two weirs.
- Our community held a yard sale in April.
- HOA attorney, Wesley Jones, was present at our last board meeting for the first time in two years to answer questions.

- Our new meeting agenda highlights all homeowners' concerns or comments.
- We have purchased eight new signs for our meeting and community notices.
- The Board is still working with Pasco County to provide a guard rail along Trouble Creek Road and Mill Run Drive.
- Our annual report was filed with Sunbiz in April 2022 on time.

### UPCOMING BOARD ELECTIONS

The deadline is fast approaching (June 13th, 2022 at 5 pm) for any homeowner who would like to be considered as a candidate for one of the nine positions on our HOA Board of Directors. Baran Property Management has mailed out Notice of Intent forms to each homeowner in mid May. Please return those forms as soon as possible. If we receive more than nine nominees for the Board, then a subsequent ballot will be created by BPM and mailed out to each homeowner. In addition, we will be utilizing our management company to assist in this best practice. Our governing documents, however, state that we are also required to have a Nominating Committee, which we have established as well at our last quarterly meeting.

In addition, per discussion at our last meeting, a Consent to Joinder and Amendment to Bylaws has been prepared by our attorney Glausier Knight Jones, PLLC (specifically addressing the voting process and adding a rental restriction for new purchases in our community going forward). This document will also be included in the package for each homeowner's signature.



## MILL RUN HOMEOWNERS Quarterly Newsletter

SUMMER  
2022

### UPCOMING HOA ANNUAL MEETING & ELECTION OF BOARD MEMBERS

**Thursday, July 21st, 2022 @ 7 p.m.** to be held in person at the offices of Baran Property Management located at 6338 Rowan Road, New Port Richey, FL 34653. If you cannot attend in person, a Zoom option will be available.

### CALLING ALL HOMEOWNERS

- As of April 30, 2022 we still show \$5,980.47 worth of dues that have not been paid (that represents 25 percent of our operating budget). These delinquencies will be sent to our attorney for collection. If you have received a delinquency notice from BPM, and you feel it is in error, please contact them immediately.
- We are still awaiting ARC forms for several homes that have had property updates, improvements or renovations, ie. (roof, windows, paint, driveway, fence, etc) done within the last year. Please submit form in the portal or call Baran Property Management directly to have the form mailed to you. This is a requirement per our bylaws.

- We would love to have more homeowner presence at our quarterly meetings either in person or via zoom. We want to hear your ideas, comments and suggestions. If anyone is interested in helping on our Board, please remember to submit your intent form by the June 13<sup>th</sup> deadline. We could also use help with our Architectural Review Committee, Weir Committee, Negotiations Team and Newsletter.

### CONTACT INFORMATION

Board Website: [Millrunhomeowners.org](http://Millrunhomeowners.org)  
Board email: [millrunlmi@yahoo.com](mailto:millrunlmi@yahoo.com)  
Baran Property Mgt. Phone No.: 727-203-3343  
Email: [info@baranpropertymanagement.com](mailto:info@baranpropertymanagement.com)

### CURRENT HOA BOARD MEMBERS

Lisa McAteer-Irwin, Jackie Hanville, Barbara Bertucio, Denise Antonio, Sharon Rolfes, Ed Kincer, Josette Costa and Patricia Edwards

### Board Budget Meeting Notice

**Thursday, November 17<sup>th</sup> 2022 at 7 pm** at Baran Property Management office.