

**PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.
REGULAR BOARD OF DIRECTORS' MEETING**

February 16th, 2026

Community Center

CLOSED SESSION @ 4:00 P.M. AND OPEN SESSION @ APPROX. 6:00 P.M.

MINUTES

Present: President Tommy Raymond, Vice President Sadie Kline, Treasurer Tiffani McKinney, Secretary Tony Hatcher, and directors Doug Johnson, Colleen Majoue, Ray Escoto. Absent: Farrell Butler (attended close session).

- I. Call to Order – Directly into Executive Session (Closed) – The board will convene in Executive Session as authorized under Section 200.0051, Open Board Meeting, Subsection (C) to discuss:
 - a. Confidential Property Owner Matters
 - b. Potential Contracts
 - c. Personnel
 - d. Legal
 - e. Other
- II. Call to Order – Open Session (approximately 6:00 p.m.) – Meeting called to order by President, Thomas Raymond at 6:15 p.m.
- III. Invocation & Pledges – Swen Crone
- IV. Approval of Agenda – Motion to approve agenda made by Secretary, Tony Hatcher and seconded by Vice President, Sadie Kline. Unanimously Approved.
- V. Approval of January 19, 2026, Regular Board Meeting Minutes – Motion to approve made by Colleen Majoue and seconded by Secretary, Tony Hatcher. Unanimously Approved.
- VI. Recap of Closed Session – February 16, 2026 – The Board met in closed session to discuss confidential property owner matters, Architectural Control Committee issues (with the ACC present), and legal matters.
- VII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only – No decision made since last meeting were discussed.
- VIII. Financial Report
 - a. January Financials – Treasurer, Tiffani McKinney reported that the association is still transitioning its accounting from an accrual basis to a cash basis. She noted two large expenses in January: \$101,000 for property taxes and \$81,389 for insurance. Activities brought in \$16,000 for January, Pro Shop nearly \$17,000, \$2,700 at the Lodge and General Administrative brought in \$291,286.71. A property owner asked about the Employee Retention Credit from the IRS that Hilltop is expecting. Treasurer, Tiffani McKinney stated they checked in early February, but there are no updates at this time.
- IX. Operational Reports
 - a. Pro Shop Report – Swen Crone reported the Pro Shop revenue came in at \$16,436, which is a 43% increase from this month last year. Total rounds for the month were 4,454.
 - b. Golf Course Maintenance Report – President, Tommy Raymond reported there are issues with hole 15 on the golf course and the new sprinkler system is going well.
 - c. Post Office Report – Vice President, Sadie Kline reported that the Hilltop Post Office received 5,900 packages in January, processed 48,000 pieces of flat mail, and sent out 170 packages. There are 40 postal boxes available for rent, 32 of which are small boxes.

- d. Building & Landscaping Report - Tony Hatcher reported that a water heater is being replaced at the Lodge and that estimates are being obtained for electrical work and panels.
 - e. Roads & Service Maintenance Report – Secretary Tony Hatcher reported road work is ongoing. A property owner asked about the agreement with Leon County Precinct 4 Commissioner TJ Foley to trade sand from Hilltop for oil sand for road repairs. President, Tommy Raymond stated the item is on the agenda and that road damage must be repaired before oil sand can be applied. Vice President, Sadie Kline noted the agreement was delayed due to weather, but TJ Foley has honored the agreement. Another property owner asked if oil sand can be applied over existing oil sand. President, Tommy Raymond stated it can if the road has a good base. The board plans to consult someone with experience in this area.
 - f. Business Office Report – No report given.
- X. Committee Reports – Discussion Only
- a. Architectural Control Committee - Steven Bearden presented the Architectural Control Committee (ACC) report for January 2026. There are 24 active permits, including 1 for houses or extensions, 1 for a garage or storage building, 3 for lot clearing, 2 for fences, and 1 for room additions.
 - b. Activities Committee – Amber Neel reported January had three facility rentals, two at the Community Center and one in the Tonkawa Room. Community participation increased, with 20 residents joining the Hilltop Challenge Checklist and three in the Reading Program. The “Neighbors Teaching Neighbors” cooking class had 30 attendees and may become a monthly event. The Community Open House drew 30 to 40 residents and representatives from 21 clubs and organizations. New activities include a Ladies Mahjong club, a monthly Community Game Night, and the launch of a monthly newsletter. Residents are encouraged to sign up for email or text alerts on the Hilltop Lakes website.
 - c. Lakes Committee – Vice President, Sadie Kline reported the committee met with a company that manages lakes and aquatic vegetation, which previously worked with Hilltop.
 - d. HLEA Committee – No report given.
 - e. Election Committee – Colleen Majoue accepted the chair position for the elections committee.
 - f. Dog Kennel – No report given
- XI. Members to be Heard.
- Randy Patro stated he was dismissed from the ACC without proper explanation and disagreed with the board’s authority to remove him. He requested reinstatement as ACC Chair.
 - Deana Patro expressed support for the community and defended her husband’s work with the ACC, criticizing the board’s actions.
 - Sylvia Guzman urged community action on the Aquifer and Data Center issues and requested that the board fill the recent director vacancy with the next election candidate.
 - Carroll Cheek, longtime resident and former ACC Chair, criticized the public posting of Randy Patro’s removal and urged the board to reconsider.
- XII. February 16, 2026, Agenda Topics
- XIII. Old Business – Discussion & Potential Action
- XIV. New Business – Discussion & Potential Action
- a. Repairs for Lakes and Dams – Vice President, Sadie Kline reported that Ruby Butlers list is being tracked, with three years remaining to address compliance issues.
 - b. Hogs - Doug Johnson reported that the Fairway fence was repaired after hog damaged to the practice range. Schiamara suggested hiring Troy Franks’ dogs (\$500/month) to deter hogs. Kenny Ray (WMT) and Schiamara disputed past usage. WMT President Steve Burnett noted a new handler, Cliff, is available at

\$300 per run, with records kept. Kenny Ray emphasized ongoing hog issues due to water and untreated grubs. Schiamara stressed protecting the golf course investment.

- c. Dog Kennels - Treasurer, Tiffani McKinney reported that the kennel is currently full and stated that the POA contributes \$1,000 per month to support the kennel, which does not include water and electricity costs. Of this amount, \$600 is allocated for staff salaries, while the remaining \$400 covers supplies, veterinary expenses, and food. Colleen Majoue suggested adding a donation button to the website to support the kennel.

XV. Members to be Heard – Other Topics

- Steven Bearden asked questions regarding the executive board committee. the executive committee. The board clarified that it consists only of board officers and does not make decisions outside of board meetings.
- Property owner asked for a street renaming update. Vice President, Sadie Kline reported that several streets will be renamed (e.g., Acapulco → Post Oak, Eden Rock → Eden Lane, Tri Pacer → Pace Lane, Ercoup → Echo Lane) and all affected homes will receive new numbers. Golf course streets will be addressed in the next phase. Vice President, Sadie Kline stated ongoing discussions with BVCog, with Judge Ryder and TJ Foley attending meetings.
- Sherri Guerra reminded residents to provide old and new addresses for 9-1-1, noted Google Maps updates after 80% of street renaming is complete, and encouraged voting.
- Joyce Perkins reported that house number signs can be replaced for \$10.

XVI. Board Approval – Sale of Takeback Lots (if any) – N/A

XVII. Announcements – No announcements were given.

XVIII. Adjourn – 7:35 p.m. Motion to adjourn made by President Tommy Raymond and seconded by Vice President Sadie Kline. Unanimously approved.

NOTES:

- 1) Open Session recorded and uploaded to the members' only area of the website the following business day.
- 2) Video recording/Livestreaming of the meeting will be permitted, approved by the Board of Directors.
- 3) Committee Reports attached to financial report handouts.


Prepared By: Kyla LeMoine

3/25/2026
DATE


Approved By: Tommy Raymond, President

3/25/2026
DATE