

Minutes
Board Meeting
November 9, 2016

Call to Order: Ramesh Bakhru called the meeting to order at 6:32pm

Attendance: The quorum was established as Ramesh Bakhru, Kathy Sarno, JR Goodman, Frank Wang and Ivelisse Torres were present. Kevin Davis represented Community Management Specialists, Inc.

Previous Meeting Minutes: Kathy made a motion to approve the meeting minutes from August 3, 2016, seconded by Ivelisse and carried 5-0.

Manager's Report: As of 9/30/16, the Association has \$35,096.11 in cash of which \$220,818.78 is comprised reserve funds. The month of September yielded \$1,032.53 in income, \$7,599.76 in expenses for a net of (\$6,567.23). January through September has yielded \$90,338.84 in income, \$96,474.22 in expenses for a net of (\$6,135.38). Accounts Receivable as of 09/30/16 was \$24,098.23, down from \$28,984.39 at last meeting. The Board reviewed the collection report.

- Lot 2 – Sold
- Lot 46 – Owner offered to pay all but interest \$519.59. Kathy made a motion to not accept, seconded by Ramesh, motion failed 3-2. Ivelisse made a motion to accept payment in full with waiving the interest of \$519.59 if paid by 11/30/16, seconded by JR and motion carried 3-2.
- Lot 56 – Board approved payment plan. Must be current in plan by 11/25/16 or else agreement is void.
- Lot 59 – For Sale.

Business Items:

- Board requested power washing bids.
- Board requested bids for reserve study.
- Board reviewed proposed 2017 Operating Budget. Ivelisse made a motion to accept 2017 Operating Budget \$93,396.00 annually @ \$181.00 quarterly per home, seconded by JR and motion carried 5-0.
- Board discussed web site and it's now live.
- Board discussed criminal activity signs.
- Board requested bids for tiger teeth at the exit gate.
- Board discussed upcoming fall festival- 123 adults confirmed with 143 children, firemen, sheriff, balloons; face painter \$500 donated raffle prizes and music.
- Board tabled collection policy. Board to review and send comments to management for final draft to attorney.
- Board discussed cameras. They would like a DVR recommendation (spec & brand). Is there a contract with Andy for service? Is it paid annually?
- Palmer Electric Update – Board met with Palmer and they will be redoing the work. Should be completed by 11/11/16.
- Board discussed P&L landscape proposed bid – Jr made a motion to approve the bid @ \$1178.00 to P&L, seconded by Kathy and motion carried 5-0.
- Board discussed sodding – Wait until construction is over and see what Palmer will cover.
- Board discussed fining policy – JR to send policies to management to establish fining policy.
- Board reviewed Compliance Report
 - Lot 22 – ARB application for fence.
 - Lot 110 – Ivelisse is to review.
 - Lot 103 - Status
- Board discussed bulletin board signage. Management will order.

Adjournment: With no other business to discuss Kathy made a motion to adjourn the meeting at 9:10PM, 2nd by Ramesh and approved 5-0.