

**Minutes**  
**Board Meeting**  
**March 7, 2017**

**Call to Order:** Ramesh Bakhru called the meeting to order at 6:30pm

**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:** Ivelisse made a motion to approve the meeting minutes from January 11, 2017, seconded by Kathy and carried 3-2.

**Manager's Report:** As of 1/31/17, the Association has \$332,568.35 in cash of which \$228,957.04 is comprised reserve funds. The month of January yielded \$9,769.34 in income, \$7,181.49 in expenses for a net of \$1,587.89. Accounts Receivable as of 1/31/17 was \$31,589.90 (\$29,499.44 as of today). The Board reviewed the collection report. Ivelisse made a motion to send Lot 120 to attorney for default on payment plan, seconded by Kathy and carried 3-2.

**Business Items:**

- Board discussed ARB Committee. Ramesh made a motion to approve ARC members. Solicit on bulletin board a need for volunteer. Ivelisse made a motion to approve ARC chair to ARC, seconded by Ramesh and carried 5-0. ARC Chair must be present at all meetings or find substitute.
- Ramesh made a motion to renew CMS contract seconded by JR and carried 5-0.
- Board discussed insurance – Is there sink hole coverage?
- Ivelisse made a motion to approve Access Reliability to upgrade the existing exit operators to have battery back-up system for \$745.00, seconded by Kathy and carried 5-0.
- JR made a motion to approve Pressure Guys for \$4200.00 and must include special @ entrance & sign @ entrance, seconded by Ivelisse and carried 5-0.
- Board discussed street signs – Carlos made presentation on street signs. Ramesh & Carlos met with sign companies. New street signs would improve aesthetics and safety of the community using 3” fluted poles.
- Board discussed Mailbox etc., - Carlos recommended For Site Mailbox. 4 bids were received. Ramesh made a motion to approve For Site Mailbox @ \$11,582.00, seconded by Kathy and carried 5-0. Need to quote two additional posts outside with sign.
- Board reviewed Compliance Report.
- Board discussed 2 pending legal issues.
  - Lot 23 needs to submit applications.
  - Lot 126 would like to take to the membership for a vote on:
    - a) \$2,300.00
    - b) Variance
    - c) Clarify lakefront homes – will take down fence if members allow wrought iron fences.
- Kathy made a motion to send Lot 126 to attorney, seconded by Ivelisse and carried 3-2.
- JR made a motion to bring vote before community via amendment or variance, seconded by Frank and failed 2-3.

**Adjournment:** With no other business to discuss a motion was made to adjourn the meeting at 8:45PM, and approved 5-0.