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Minutes
Board Meeting
August 3, 2016

Call to Order: Ramesh Bakhru called the meeting to order at 6:37pm

Attendance: The quorum was established as Ramesh Bakhru, Kathy Sarno, JR Goodman, Beige Wang and Ivelisse Torres were present. Ramesh verified meeting notice was posted on 7/20/16.

Previous Meeting Minutes: Kathy made a motion to approve the meeting minutes from June 1, 2016, seconded by JR and carried 5-0.

[Removed violations for privacy]

Manager's Report:

As of 6/30/16, the Association has \$326,196.61 in cash of which \$209,942.66 is comprised of the reserve account. The month of June yielded \$8356.04 in income, \$9012.44 in expenses for a net of (\$656.44). January through June has yielded \$70,945.92 in income, \$70,727.66 in expenses for a net of \$218.26. Accounts Receivable as of 06/30/16 was \$28,984.39. The Board reviewed the collection report. Ivelisse made a motion to file lien against Lot 6 upon expiration of Intent to Lien, seconded by Kathy and carried 5-0. Ramesh made a motion to counter the proposed payment plan for Lot 46 at \$235.87 per month until paid in full, seconded by Kathy and carried unanimously. Ivelisse made a motion to counter the proposed payment plan (\$110.00/month over 18 months) to pay off within 12 months, seconded by Ramesh and carried unanimously. Ivelisse made a motion to file lien against Lot 80 upon expiration of Intent to Lien, seconded by Kathy and carried 5-0. Kathy made a motion to formally accept payment plan of \$310.00/month until paid in full for Lot 120, seconded by Ramesh and carried unanimously.

Ivelisse made a motion to accept the April financials, seconded by Kathy and carried 5-0.

Business Items:

- Ivelisse made a motion to hire Kevin C. to build and host the website, seconded by Kathy and carried 3-2 (Wang and Goodman objected)
- The Board held a discussion on business ethics as a Board member. It was agreed the Board would review sample Ethics policies of other associations and place on the agenda for October.

- The Board discussed procedures for the Architectural Review Board. It was discussed that all ARB meetings shall have an agenda and offer an appeal process should an application be denied by the committee.
- The Board held a discussion on gate operation. It was agreed this would be further discussed at the October Board meeting.
- Ramesh advised the Board he met with P&L Landscape on site and made a motion to amend the existing contract with P&L to include trimming of the plumbago to the South of the property along the sidewalk, seconded by Kathy and carried unanimously.
- The Board discussed the electrical project pending with Palmer Electric. It was agreed a meeting needs to be set up with Palmer Electric to discuss the project as the work that has been completed, does not match what the Board's intentions for the project were.
- The Board requested CMS order a new No Parking sign for the entrance as the existing one is unreadable.
- The Board requested CMS to include tree trimming around light poles as part of the compliance inspections.
- Ramesh made a motion to approve abatement mowing to the property at 2605 Reagan, seconded by Kathy and carried unanimously.
- The Board discussed having the Association host a Social event/Block Party. Details will be discussed via email and finalized at next Board meeting.

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.