

**Minutes**  
**Board Meeting**  
**October 25, 2017**

**Call to Order:** Brendan Sullivan called the meeting to order at 6:31pm

**Attendance:** The quorum was established as Ramesh Bakhru, JR Goodman (left at 7:45), Ron Schade and Brendan Sullivan were present. Yvette Baldonado represented Community Management Specialists, Inc.

**Previous Meeting Minutes:** Ramesh made a motion to approve the meeting minutes from 9/27/17, seconded by Ron and approved 4-0.

**Manager's Report:** As of 9/30/17, the Association has \$340,022.42 in cash of which \$244,448.99 is comprised of reserve funds. The month of September yielded \$9,070.41 in income, \$7,474.88 in expenses for a net of \$1,595.53. January through September has yielded \$76,198.08 in income, \$92,467.72 in expenses for a net of (\$16,269.64). Accounts Receivable as of 9/30/17 was \$5,082.29. The Board reviewed the collection report.

**Business Items:**

- Board discussed the accounts that are at Trustco Bank. Ramesh went to the Lake Mary Branch and requested print outs of the accounts. Management had the financials updated with the balances. Board requested rate sheets from 2 other banks before deciding to move the accounts.
- Board discussed the Proposed 2018 Budget. Ron made a motion to increase the 2018 assessments to \$190 quarterly per home, seconded by Ramesh and approved 4-0. Management will mail out notice that the 2018 Proposed Budget will be voted on 11/29/17. As per the By-Laws, notice will be mailed out 20 days prior to meeting.
- Board discussed 2018 Renewal contract for CMS. Board will review and get a couple of proposals before deciding and have legal review.
- Board reviewed bids for new Telephone Entry System. Ramesh made a motion to approve Access Reliability, seconded by JR and approved 4-0.
- Board discussed the issue regarding the hiring of Wonsetler & Webner. Brendan made a motion to validate authorization of then President of HOA Ramesh, to enter an agreement with Wonsetler & Webner, seconded by JR and approved 4-0.
- Board requested bids for landscaping maintenance.
- Board requested that the agenda include the items from the manager's report and be provided 7 days in advance so that it can be posted on the web site.
- Board inquired why the financials were so late when contract states by the 15<sup>th</sup> of the month. Property manager will forward inquiry to Kevin Davis.
- Board discussed 2 pending legal issues
  - Lot 23 – Mike Hosein obtained a copy of the survey from the new homeowner of Lot 22 and it clearly states that the fence is on their property. Brendan made a motion to provide a copy of the

survey to Pilka & Associates to confirm agreement that the case against Lot 23 should be closed, seconded by Ron and approved 3-0.

- Lot 126 – Board reviewed communication from Pilka & Associates. Brendan made a motion to authorize Pilka & Associates to noticing Goodman case to trial, seconded by Ron and approved 3-0.

**CCR:**

- Lot 100 – Board requests that the file be closed as the homeowner has removed the fence.
- Lot126 – Board requests that 2<sup>nd</sup> letter for violation #1 be sent out. Send 2<sup>nd</sup> letter for violation #2 with ARC application.
- Lot 46 – Board will look at the home and advise next month.

**Adjournment:** With no other business to discuss Brendan made a motion to adjourn the meeting at 8:49 PM, seconded by Ron and approved 3-0.