

**Minutes**  
**Board Meeting**  
**January 24, 2018**

**Call to Order:** Ramesh Bakhru called the meeting to order at 6:31pm

**Attendance:** The quorum was established as Ramesh Bakhru, JR Goodman and Ron Schade were present. Yvette Baldonado represented Community Management Specialists, Inc.

**Previous Meeting Minutes:** Ron made a motion to approve the meeting minutes from 10/25/17 and 11/29/17, seconded by Ramesh and approved 3-0.

**Manager's Report:** As of 12/31/17, the Association has \$337,488.04 in cash of which \$250,063.20 is comprised of reserve funds. The month of December yielded \$7,986.36 in income, \$7,519.89 in expenses for a net of \$466.47. January through December has yielded \$100,634.10 in income, \$122,835.69 in expenses for a net of (\$22,201.59). Accounts Receivable as of 12/31/17 was \$5,028.36. The Board reviewed the collection report.

**Business Items:**

- Board discussed hurricane debris that P&L placed along the fence at the dry retention pond area. Management will contact P&L.
- Board discussed open board position that is available. Ramesh made a motion to appoint Chris Gonzales to the Board, seconded by Ron and approved 2-0 with 1 abstention (JR Goodman).
- Board discussed that President Michael Hosein has missed 3 consecutive Board meetings.
- Board discussed 2018 Renewal contract for CMS. Board will like the management fee to remain at the 2017 rate. Property manager will let Mr. Davis know.
- Board would like the Sheriff's office booked through April for the 4<sup>th</sup> Wednesday of each month. Management will make the reservation.
- JR made a motion to ratify approval of the 2018 Operating Budget, seconded by Ramesh and approved 4-0.
- Ramesh made a motion to ratify approval of Access Reliability \$12,390.00 for 4 new swing gate operators, seconded by Ron and approved 4-0.
- JR made a motion to ratify approval of Kathy Sarno \$80.32 for holiday lights & photo cell for front entrance, seconded by Chris and approved 4-0.
- Board discussed the landscaping bids. JR will review the bids and has requested a copy of the current P&L contract. Board will decide via email.

- Board discussed the sidewalk repairs. One bid was received from Precision Paint & Construction for \$4,950.00. Ramesh made a motion to accept the bid from Precision Paint & Construction, seconded by JR and approved 4-0.
- Board discussed the drainage issue at 2681 Reagan Trail. It was decided that an engineer should inspect the area to decide if this is an issue that the Association is responsible for or the homeowner.

**CCR:**

- Lot 126 – Ron Schade & Chris Gonzales will check this weekend to see if violation can be seen from the street.
- Lot 123 – Board has granted the extension for the painting of the home to be done after new roof is installed.
- Lot 61 – Ramesh will talk to the owner. Board would like to know if there is a copy of the demand letter that the attorney sent and what would mediation cost if they go that route.
- Lot 58 – ARB Board stated that the homeowner painted the driveway without submitting an ARB application. Review at next meeting.
- Lot 111 – Board inquired if violation letters are being sent to the alternate address. Management stated that if there is an alternate address on file then the violation is sent to that address.

**Adjournment:** With no other business to discuss the meeting was adjourned at 8:24 PM.