

**Minutes**  
**Board Meeting**  
**June 28<sup>th</sup>, 2018**

**Call to Order:** Chris Gonzales called the meeting to order at 6:32pm

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

**Election of Officers:**

- Chris made a motion to appoint Ed Hanna to the Board, seconded by Ramesh and approved 4-0.
- Ron made a motion to nominate Chris for President, seconded by Ed and approved 5-0.
- Ron made a motion to nominate Ramesh for VP, seconded by Ed and approved 5-0.
- Chris made a motion to nominate JR for Secretary, Seconded by Ed and approved 5-0.
- Ron made a motion to nominate Ed for Treasurer, seconded by Chris and approved 5-0.
- Chris made a motion to nominate Ron for Director, seconded by Ed and approved 5-0.

**Previous Meeting Minutes:**

- Chris made a motion to approve the meeting minutes from 4/26/18, seconded by Ed and approved 5-0.

**Manager's Report:** As of 5/31/18, the Association has \$345,547.86 in cash of which \$242,607.26 is comprised of reserve funds. The month of May yielded \$8,380.46 in income, \$7,127.34 in expenses for a net of \$1,253.12. January through May has yielded \$42,643.03 in income, \$33,718.08 in expenses for a net of \$8,924.95. The Board reviewed the collection report.

- COV0004 - \$866.60 – Attorney mailed pre-lien letters to all owners of the property.
- COV0006 - \$343.17 – Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0008 - \$156.48 – Homeowner made payment but didn't pay ITL fee. Sent statement to homeowner.
- COV0010 - \$343.17 – Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0012 - \$532.62 – Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0025 - \$344.81 - Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0031 - \$344.63 - Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0044 - \$343.17 - Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0056 - \$472.00 – Received \$195.00 on 2/22/2018. Emailed attorney for update.
- COV0057 - \$343.39 - Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0058 - \$343.17 - Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0060 - \$343.17 - Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0069 - \$341.62 - Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0081 - \$343.17 - Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0103 - \$343.17 - Intent to Lien issued for past due assessments. Expires on 8/9/18.
- COV0107 - \$365.63 - Intent to Lien issued for past due assessments. Expires on 8/9/18.

- COV0109 - \$344.65 - Intent to Lien issued for past due assessments. Expires on 8/9/18.

#### **Business Items:**

- Board discussed the depression on Safe Harbor and reviewed the 2 bids. Former Board President Dan Schipman mentioned that there have been drainage issues prior on Safe Harbor and Your Environmental Solutions made the repairs. Management will reach out to them.
- Board discussed the bid for the sidewalk repair in front of 3269 Night Breeze. Board would like for Precision Paint & Construction to evaluate the neighborhood and see if any other sidewalk repairs are needed. Management will reach out to them.
- Board reviewed the tree trimming bids and would like for the dead pine tree between Safe Harbor and the brick wall to be included. Management will reach out to both vendors.
- Board set the dates for the community yard sale to be 10/12 – 10/13/18 & 3/8 -3/9/19.
- Chris discussed the financials regarding new mailboxes and as the Association will be going to trial in the fall and there will be more legal fees, therefor this will be tabled until after the legal case is settled.
- JR presented a document that was presented to the Board in 2005 by attorney John Di Masi proposing changes that should be made to the original governing docs. Chris made a motion to have Wonsetler & Webner review the governing docs and recommend what needs to be changed prioritized as: ASAP, 2<sup>nd</sup>, 3<sup>rd</sup> etc. and what is in clear violation with state law, seconded by JR and approved 5-0.

#### **CCR:**

- COV0099 – Close as boat is gone per Board.
- COV0094 – Check on next inspection and email homeowner that we are looking into this and ask for a time frame.
- COV0103 – Ramesh will reach out to homeowner and set up a meeting so that Chris & JR can meet with them.
- COV0129 – Close violation as tree is only over their property. Email homeowner who complained.
- COV0061 – Send a courtesy letter for damaged fence and pool screen.
- COV0111 – Make sure that after next inspection letter goes to homeowner and renter and/or resident.
- COV0112 – Fence hasn't been repaired. Email homeowner that we needs an update and time frame as to when the fence will be repaired.
- Board has requested that sample letters be sent to them to be reviewed.
- Chris made a motion to approve the above notes for CCR, seconded by Ron and approved 5-0.

**Adjournment:** With no other business to discuss the meeting was adjourned at 8:44 PM.