

Minutes
Board Meeting
July 19th, 2018

Call to Order: Chris Gonzales called the meeting to order at 6:41pm

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

Previous Meeting Minutes:

- Ed made a motion to approve the meeting minutes from 6/28/18 & 7/9/18, seconded by Ron and approved 4-0.
- Chris brought attention to the minutes of 7/9/18 regarding the litigation with COV0126. Chris consulted with the Association's attorney and was advised that any issues or correspondence regarding the litigation of COV0126, he should not be included even though he is Board member.

Manager's Report: As of 6/30/18, the Association has \$346,876.90 in cash of which \$245,589.14 is comprised of reserve funds. The month of June yielded \$10,491.79 in income, \$13,395.95 in expenses for a net loss of (\$2,904.16). January through June has yielded \$53,134.82 in income, \$47,114.03 in expenses for a net of \$6,020.79. Accounts Receivable through 6/30/18 - \$6,652.86. The Board reviewed the collection report.

- COV0004 - \$1,063.47 – Sent updated ledger to attorney to send NOIF & Lien letter.
- COV0006 - \$535.96 – Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- COV0010 - \$535.96 – Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- COV0012 - \$476.91 – Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- **COV0025 - \$345.93 - Intent to Lien was issued on 6/25/18 and will expire on 8/9/18. Homeowner has sent a request in writing requesting the \$150.00 fee to be waived. Please see attached letter in Board Packet and advise.**
- COV0031 - \$344.40 - Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- COV0044 - \$535.96 - Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- COV0056 - \$672.98 – Received \$195.00 on 2/22/2018. Emailed attorney for update and we have not received a response.
- COV0057 - \$536.19 - Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- COV0058 - \$535.96 - Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- COV0060 - \$154.40 – Homeowner didn't pay ITL fee. Sent statement to homeowner.
- COV0069 - \$347.86 - Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- COV0081 - \$535.96 - Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- COV0103 - \$535.96 - Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- COV0107 - \$377.59 - Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.
- COV0109 - \$345.96 - Intent to Lien was issued on 6/25/18 and will expire on 8/9/18.

Business Items:

- Ron made a motion to not waive the Intent to Lien fee for COV0025, seconded by Ed. Motion was tied at 2-2. Management explained that if the Association waives the fee they are still responsible for paying the fee to CMS. Ron made another motion to not waive the Intent to Lien fee for COV0025, seconded by Ramesh and approved 4-0.
- Board requested an update on the status of COV0056. Management will have collections send an update.
- Ed requested a owner report as an excel spreadsheet to update the community map. Management will send the report to Ed.
- Ron made a motion to approve Mow Time \$450.00 to trim & raise up elevation of 2 oaks trees behind front entrance wall and cut down dead pine tree and remove all logs & debris, seconded by Ramesh and approved 4-0.
- Board would like to find out from Mow Time if a surge protector can be placed on the irrigation timer. Management will inquire with Mow Time.
- Board discussed quote from Precision Paint & Construction and requested a copy of their previous quote as some of the addresses are the same. Board will table the current bid and review.
- Board discussed the bid from Altair Environmental Group regarding the depression on Safe Harbor Lane. Ron made a motion to approve Altair for \$1900.00, seconded by Chris and approved 4-0.
- Board discussed the draining issues at 2681 Reagan Trail. Ron has a vendor coming to give an estimate for a French drain.
- Board discussed changes to the covenants. Chris & Ed will meet with Sarah Webner to discuss.
- Chris will be drafting a letter to send out to all homeowners. He also mentioned about creating a refrigerator magnet for the community and will work on a mock up to present to the Board.
- Ramesh will look into having a fall festival at the Lake Mary Community Center.

CCR:

- Board requested that the inspections be move to the 2nd or 3rd week of the month.
- Ron made a motion to send COV0106 to the attorney, seconded by Chris and approved 4-0.
- Board will be walking to community on 7/20/18 and will look at all homes on the CCR report.

Adjournment: With no other business to discuss the meeting was adjourned at 8:12 PM.