

**Minutes**  
**Board Meeting**  
**August 23<sup>rd</sup>, 2018**

**Call to Order:** Chris Gonzales called the meeting to order at 6:30pm

**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 7/19/18, seconded by Chris and approved 4-0.

**Manager's Report:** As of 7/31/18, the Association has \$351,213.90 in cash of which \$248,544.94 is comprised of reserve funds. The month of July yielded \$8,443.85 in income, \$6,525.59 in expenses for a net of \$1,918.26. January through July has yielded \$61,578.68 in income, \$54,209.62 in expenses for a net of \$7,369.05. Accounts Receivable through 7/31/18 - \$11,471.38. The Board reviewed the collection report.

- COV0004 - \$1,071.90 – Sent updated ledger to attorney for NOIF & Lien.
- COV0044 - \$665.31 - Intent to Lien expired on 8/9/18. Sent to attorney for collections.
- COV0056 - \$672.98 – Per the attorney, the homeowner will be paying \$205.00 on 8/21/18 and the balance of \$200.00 on 9/5/18 and the homeowner's account will be up to date.
- COV0058 - \$665.31 - Intent to Lien expired on 8/9/18. Sent to attorney for collections.
- COV0060 - \$154.40 – Homeowner didn't pay ITL fee. Sent statement to homeowner.
- COV0103 - \$540.31 – The date hasn't been reset by the court as of today for the eviction.

**Business Items:**

- Ron updated on the waterfront clearing situation. COV0126 received approval from Fish & Wildlife to remove lily pads. According to St. John River Water Management District there are at least a dozen homes in the community that are in violation that have cleared waterfront without permission. Ron made a motion to open a case with SJRWMD to resolve the clearing situation, seconded by Chris and approved 4-0. Once information is retrieved from SJRWMD a letter will go out to the community.
- Board discussed moving the 11/29/18 Board meeting to the Lake Mary Community Center and bringing in some vendors and provide cookies & water for homeowners. Ramesh will check to see if it's available.
- Chris discussed refrigerator magnets for the community and the cost being \$250.00. Ron's company America Green Recycling will be taking care of the cost.

**CCR:**

- Board discussed setting up a compliance committee and decided that each Board member will take a street and report to management after they review the CCR if violations have been cured. Ramesh will handle Night Breeze, Ron will handle Safe Harbor, JR will handle Reagan, Chris will handle Teak and Ed will handle Tidal Pool and the back of Teak cul de sac.

- Ramesh made a motion to approve the CCR notes below seconded by Chris and approved 4-0.
  - COV0107 – Ramesh will speak to homeowner and get him the number of a person who can remove the stump.
  - COV0096 – If 14 day letter has been sent and if there's no response send to attorney.
  - COV0094 #22807 – If no change after next inspection, send to attorney.
  - COV0061 #13173 – Close violation; #13169 – Send to attorney; #13177 – Send to attorney.
  - COV0073 #55476 – Roof is in process of being replaced, hold letters; #29085 – Check on next inspection.
  - COV0111 #22786 – Have attorney move forward; #55525 – Closed as violation has been cured.
  - COV0013 – Send to attorney.
  - COV0112 #7992 – Send to attorney.
  - COV0007 – Homeowner is getting ready to submit ARB for painting to be done in October. Ron will have homeowner send an email to compliance.
  - COV0079 – Recently received approval from insurance company.
  - COV0052 – Close as bottom of fence has been painted.

**Adjournment:** With no other business to discuss the meeting was adjourned at 8:28 PM.