

Minutes
Board Meeting

Date: November 21, 2019

Place: Panera Restaurant

Time: 7:00 PM

Board meeting call to order: Brendan called the meeting to order at 7:02 pm

Attendance: The quorum was established as Brendan Sullivan, Ramesh Bakhru, Ron Schade, Rahul Mehta and Carlos Asturrizaga were present; CMS did not attend the meeting.

Proof of Notice was established by Ramesh

Previous Meeting Minutes:

- Brendan motioned to approve the meeting minutes from 10/29/19, voted and approved 5-0.

Manager's Report:

The board reviewed the CCR, in consideration for the number of violations, in the future the violations will be split among the board. Ron and Rahul will have Regan Trail, Carlos will have Safe Harbor, Ramesh Night Breeze and Brendan Teak Pl and Tidal Pool Ct.

The board reviewed the collections report. The report showed that only seven (7) homeowners compared to 35 in previous report.

The Financials report was read and approved.

The Board discussed FPL regarding the street lights and the replacement of the light bulbs. In some sections of the community the street's lighting have not improve. It could be due to the trees canopy, etc. Tree trimming should be considered along these streets.

A Community newsletter will be for coming hopefully by January 2020.

ARB Committee Report:

No ARB report was available.

Business Items:

Brendan will sign CMS contract with some comments regarding some of the issues and concerns from the board.

The damage camera cost of \$862 has been paid by Mr. Shiraz Mitha

Carlos asked the board members to consider giving him support to proceed with the purchase of the new mailboxes. Brendan asked for each board member to vote. Ron voted no, Ramesh voted yes, Rahul voted no, Carlos voted yes; Brendan held out his vote with the understanding that once a new Reserve Study is completed, which will be schedule on the first of 2020, the finding will be used to consider the mailboxes purchase. Brendan also brought up the HOA legal concerns with the Wang family.

Adjournment: With no further business to discuss the meeting was adjourned.

The Community Newsletter's errors in the last printing were discussed. A more careful look at the final proof will be required as we move forward; consideration for bi-monthly printing rather than monthly may be more appropriate; from the cost of printing and mailing point of view.

Prior to the board meeting a Seminole County Deputy Sheriff (Mel Schuck) came to visit us. She came to remind us that there seems to have been a spike in break-in in the communities around ours. We have not had any or none recorded; but we should be aware of what is happening near us. The Deputy brought a 5"x8" handout that describes "Home Burglary Prevention" tips and programs. Among the free programs provided by the Sheriff is a "Free Security Assessment" it involves the review of entry and exit points, locks, lights and landscaping. Call 407 665-6880. The second program is a "House Watch Program" before you leave on a trip contact Sheriff at 407 665-6650 for an extra layer of security.