

Minutes
Board Meeting

Date: January 23, 2020

Place: 805 Primera Blvd, Lake Mary FL 32746

Time: 6:30 PM

Board meeting call to order: Brendan called the meeting to order at 6:33 pm

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

Proof of Notice was established by Ramesh

Previous Meeting Minutes:

- We reviewed the 12-19-19 meeting minutes; Brendan motioned to approve the meeting minutes as stated, voted and approved 3-0.

Manager's Report:

The board reviewed the CCR, Brendan stated that we should consider ignoring for the time all violations regarding stained driveways, sidewalk and lawns until the newsletter is sent. The Board discussed the 3254 Safe Harbor Lane fence non-compliance. The need to resolve this issue as soon as possible was made very clear. Brendan will be talking to CMS.

The board reviewed the collections report. The report showed that 10 homeowners are in arrears with their HOA dues

The Financials report was read and approved.

A Community newsletter will be coming hopefully by January 2020.

ARB Committee Report:

The Board reviewed the ARB report with no comments.

Business Items:

Ramesh and Brendan briefly discuss the Reserve study firms to prepare the Study; Brendan will provide to CMS the preferred firm.

The cost to build and replace Teak PI sign will be \$386.70 as per Forsite estimate. The Board approved the estimate.

The Board looked over a sample of the Newsletter with some small rhetorical comments it was approved. Brendan will contact CMS to print and mail.

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.