

Minutes of Board meeting January 8, 2015

Meeting called to order at 7:05 pm by the President, Jim Festa, at his home, 11708 Marsh Head Road. Meeting notice properly posted and a quorum is present: Jim Festa, Rick Nasten, Karen Jones, Caroline Resnick, Eileen Fitzgerald, Jeff Sarmiento. John Helmich is not present. Guests present are Mike Hutchinson, Cindy Martin and Susan Schoettle.

First order of business is to approve board members for banking signatures and contact with Sabal Palm Bank, the Association bank. Motion by Eileen that President Jim Festa, Vice President Rick Nasten and Treasurer Karen Jones be the bank signers, second by Jeff, all in favor. Eileen suggested that Mike Hutchinson be kept as monitor of road fund account, no objections offered.

Approve board members for attorney contacts. Rick motioned that Eileen, Jim and Karen be the attorney contacts, seconded by Jim, all in favor.

December financials forwarded to the board by Jerry. Discussed and agreed by most that it is hard to understand his methods. Also discussed Jerry being an attorney contact, that will no longer be the case. Jim and Karen to get a handle on the financials by the next meeting. Eileen asked Cindy to explain how the account was left as of December 31st. Some checks were not signed but all outstanding bills were deducted from the year-end balance. Jim said that Jerry told him that the 2015 dues notices went out on January 7th. Jerry was emailed Dec. 17th to send out the dues statements, per the Dec. 16th board meeting.

Mowing going up \$100/mo., meeting place costs, and possible audit. No audit for 10 years, it is overdue. \$3,000 to \$5,000 to audit. Jerry has all financial records. Will address as new business at next board meeting.

New management company discussion. Jim recommended that we contact C & S for an interview, Lisa Lemmon, agent. We had received recommendations for three companies, two of which Eileen has contacted. Caroline motioned for a change of management company, second by Karen, discussion, five in favor, Eileen voted no with explanation. Three person committee to research management companies, Eileen, Rick and Caroline.

Mowing contracts discussed. Wilhelm has done the best job for the least money and they are responsive to complaints. Put fenceline growth under new business for the next meeting. Jerry has the actual mowing contract, Karen has a copy and will send it to Caroline and Jim. Caroline will call and talk to them to see if they can compromise, Rick suggested \$50 per month. Rick and Caroline will review the new contract.

Status of legal issues. Eileen would like to see a closed board meeting at the attorney's office as would Jim and Karen. Eileen will contact legal office for a date and time for the meeting. Jim would like one hour pro bono; Cindy said they have already done \$2,000 pro bono for Bern Creek. Jim will ask for the meeting to be pro bono. We would like a meeting with both David and Scott for January 22nd at 11:00 am if possible.

Next scheduled board meeting to be at Rick's house, 11808 Marsh Head Road, Jan. 27th, 7 pm.

(State law requires an educational certificate to serve on a board or statement that the statute governing condos and HOAs as well as governing docs have been read.)

Motion to adjourn by Eileen, second by Jeff, all in favor, at 7:55 pm.