

Minutes of Directors' Meeting - January 27, 2015

Quorum present: Jim Festa (P), Rick Nastan (VP) (his home), Karen Jones (T), Eileen Fitzgerald (S), Caroline Resnick, John Helmich, Jeff Sarmiento.

Meeting called to order by JF at 7:00 pm. Meeting properly noticed, several homeowners present (Cindy Martin, Robby Sinclair, Lance Eisinger, Ann Forrest, Susan Schoettle, Mike Hutchinson, Kaki Decker). President's report: contacted bank, spent time at All Florida with KJ and CR to go over pending matters, including legal bills. The board had a productive closed meeting with the Association attorneys yesterday for two hours, which was pro bono.

Two committees have been working, one is for a new management company. EF will give that report: RN, CR and I interviewed Casey Management, but they quit. Lighthouse came out but they determined that we could not afford them. They did, however, give some recommendations which we followed up on. Argus looked promising but weren't responsive to RN's contacts. AMI stated that can't meet our budget constraints. C & S was very persuasive. Red Carpet responded that afternoon by coming out on short notice and meeting our budget limitations. C & S and Red Carpet offered the best results. After board discussion, the committee will meet with Red Carpet again as well as C & S as soon as possible with additional questions.

CR met with mowing company to address their request for more money. They agreed to hold their current price and submit a schedule for 2015. Next mowing is March 5th.

JF reviewed the financials with Sabal Palm as of today. Get an up-to-date report for each meeting date. KJ will do an excel financial spreadsheet for each meeting. Many dues payments have been made already. Partial payments are not provided for in our docs. Late fees and interest are applied to late payments. (\$25.00 once, plus interest of 1-1/2% for each month.) Will discuss outstanding dues at the Feb. meeting. We owe Association attorneys approximately \$14,000.

JF met with Mrs. Cass prior to the meeting and the settlement proposed by the board was accepted. To be prepared. MRTA was discussed with attorneys, \$1,500 to \$2,500 est. to prepare docs by July 1st. Motion to approve MRTA by EF, second by \_\_\_\_\_, all in favor. Property management will change, give notice to Jerry. \$1.50/box/mo. storage plus fees. Mike H. offered to go get the boxes at All Florida. MH recommended keeping building plans and certain other documents beyond the 7-year limit.

Mowing contract looks okay. Architectural review process. EF got an architectural committee of three volunteers who are not on the board or related to anyone on the board: Gary Dahl, Robby Sinclair (present) and Lance Eisinger (present) who have knowledge of building plans, blueprints, etc. Motion to appoint those three to an Architectural Committee by JF, second by EF, all in favor. Plans for Lot 14 ready for the committee. Review the forms and make changes as deemed appropriate. Send board-approved revised forms to all homeowners.

Next board meeting date? Possible special meeting to review management companies. In any event, fourth Tuesday of Feb. regular meeting date. Any comments from guests: Kaki Decker asked for a copy of recorded deed restrictions, EF gave her a copy. Everything should be available on a website. MH has many docs on his computer. Susan Schoettle suggested that we be sure we can take our docs from a management company website if we change companies. Ann Forrest asked about enforcement of deed restriction violations already in progress. JF wants to get a handle on what violations are outstanding. Property manager should pick up on all violations. Turning violations over to the attorneys is a last resort. Jerry has all info on outstanding violations. Robby Sinclair discussed effect of not

enforcing the outstanding violations. EF said attorneys said historical precedence is a viable method for enforcing deed restrictions. Clarification of terms will be helpful in revising the docs.

JH referred to attorneys mentioning review of records. Cindy Martin said that a motion was made last year to move forward with review at a cost of \$85 to \$150. AF suggested that we read and reread deed restriction number 6 regarding buildings. MH mentioned paying dues for 2016 this year in order to boost bank account as nobody wants a special assessment. RS mentioned the deterioration of Cowpen Lane. Lance will look at it to see if we can fix it ourselves. Also, tree on Celestine looks nearly dead. KJ will ask Kurt Crist to take a look at it.

Motion to adjourn at 8:25 pm by EF, second by Jeff, all in favor. Next meeting place TBD.