

Minutes of Directors' Meeting
March 18, 2015
2151 Bern Creek Loop

Meeting called to order by President Jim Festa at 6:00 pm. A quorum was established with Jim Festa, Rick Nastan, Karen Jones, Eileen Fitzgerald, Jeff Sarmiento, John Helmich and Caroline Resnick present. Guests in attendance were Mike Hutchinson, Gary Dahl, Horace and Dorothy Gordon and David and Linda Cass. Proper notice was given by Jeff Sarmiento posting the meeting sign and agenda at the entrance to the subdivision.

Motion made by Karen, seconded by Eileen, to approve the minutes of the February 24th with the addition of a clarification for the Lot 14 ARC to address DR #22 and #7 by the management company, motion carried unanimously.

New property manager, Alexandra Turner of Red Carpet Management, was unable to attend due to illness.

Jim spoke with Sabal Palm Bank and the result was the road fund loan was restructured from 6.75% to 4.75%, spread over six years, effective March 9, 2015. Loan payments will go from \$21,869.00 to \$13,692.00 per year. There were no bank charges to change the loan rate. Karen will check with the bank to be sure the loan amount is correct. Motion made by Karen, seconded by Caroline to amend the loan rate to 4.75%, motion carried unanimously.

Treasurer's Report: Unpaid assessments are currently \$12,465.00 including \$3,130 due on Lot 31, which is now bank owned. A letter was sent to Nationstar Mortgage for payment but it is doubtful if we will get more than one year's assessment of \$800. Some owners are making payments, but they are assessed the late fee of 1.5% per month plus the one-time fee of \$25.00. Suggestion by Jim that any unpaid assessments be sent to the attorney at the end of March.

Turnover from All Florida was haphazard at best, Karen obtained the 2014 tax return from All Florida. Six boxes were turned over and they are being reviewed. Any checks or other documents will be forwarded to Red Carpet by All Florida.

Old Business: Scott Petersen has left Becker & Poliakoff and has started his own business. He was handling the Cass litigation. B&P will be handling general legal work for the Association. Scott Petersen will handle any pending litigation. Motion by Caroline, seconded by Eileen to retain Becker & Poliakoff as our Association attorney of record and Scott Petersen for any litigation matters, motion carried unanimously.

A notarized agreement has been presented by Mrs. Cass and an opinion offered by Scott Petersen which the board had received by email. Motion by Caroline, seconded by Karen, to accept the offer, discussion. Eileen offered to amend the motion to go immediately to the open litigation if the terms of the agreement are not met. Amendment accepted by Caroline and Karen. Amended motion carried unanimously. Jim to sign the Agreement as president, notarized, as soon as possible. Cass to present an updated ARC, within the 90-day time frame.

There is an escrow with B&P for this matter and it will be transferred to Scott Petersen who will be on standby for any litigation.

Caroline presented an update on the landscaping schedule. Wilhelm agreed to 12 mowings per year at \$1,500/month. John suggested deleting three cuts as currently planned. Savings amount to \$3,675.00. One mowing each in March, April and May; two mowings each in June, July and August; one mowing in September, October and November. Another mowing can be added if needed. Motion by Caroline, seconded by John to accept a new contract as set out above, motion carried unanimously.

New Business: There have been no drive-thrus since December and no violation letters since November, 2014. Jim proposed that a letter be sent out especially regarding broken fences. Karen suggested a letter to all homeowners addressing the new management company, the Marketable Record Title Act and including a copy of the restated deed restrictions.

A website, which will cost about \$50 per month through Red Carpet, was discussed; where we could post deed restrictions, minutes of meetings, notices, newsletters, etc. Rick suggested a communications committee to work with Alex to get the website up and running. Motion by Karen, seconded by Jeff that Rick form a communications committee, motion carried unanimously. Horace Gordon offered to help.

Rick suggested a committee to schedule volunteer work days; Karen and Caroline agreed to be the committee.

Next meeting April 28th at 6:00 pm., same location.

Motion to adjourn by Caroline, seconded by Jeff at 6:50 pm, motion carried unanimously.

MRTA vote will be at the April 28th board meeting with a notice going to all homeowners at least two weeks prior.