

Minutes of Directors' Meeting
October 27, 2015
911 Jakl Ave Sarasota, FL 34232

Meeting called to order by President Jim Festa at 6:02 pm. A quorum was established with Jim Festa, Eileen Fitzgerald, Jeff Sarmiento, John Helmich, Rich Nastan and Caroline Resnick present. Karen Jones came in after the start of the meeting. Proper notice was given by posting the meeting sign at the entrance to the subdivision 48 hours in advance.

Eileen made motion to approve the minutes from the 9/23/15 Meeting, Jeff seconded, all in favor. Minutes accepted as presented.

President Report: Jim restated the meeting guidelines: Address questions to the chairperson- Jim Festa, only questions on agenda items will be addressed, 3 minutes per question without interruption from the board or members, the meeting will be adjourned in case of disruption.

Jim presented a draft budget to the board. He explained the three pages; The first is an overview of the operating and reserve budget, the second is the Operating Budget, and the third is the Reserve Budget.

Treasurer Report: Karen gave the Treasurer report for September 30, 2015 Operating: \$21017.39 Reserve Account: 10,611.91 Delinquency Report: \$3752.60 Sabal Palm Loan Balance \$39414.71 Month of September Revenue: \$6337.46 Expenses: \$2960.86

Eileen noted the double mailing charge for the change of meeting venue. Need to confirm prior to mail out.

Jim reported Debbie from RCM gave him a projection through the end of the year. Barring any unforeseen expenses, we will have approximately \$14,000 in Operating Account and the Reserve \$7,900. This will give us some flexibility to make a large payment on the loan balance or we can use it to offset some costs such as the rewriting of the documents. From a tax standpoint, we are okay. When we get into November, we will have a good handle on what we can put on the loan. I'd like us to pay it down to that level.

Manager Report:

Delinquent Updates: Alex noted that we did receive \$77 in late fees. The remaining accounts are in the same status. Liens are in place and we are adding late fees and interest each month.

Jim noted that we will need to renew the lien each year on the three accounts.

Rich asked if we can recover those legal fees when those homes change hands. Jim explained that once the bank takes over we are only entitled to the 1% of the mortgage or 12 months of fees. We always go for the full amount and settle for the statute amount.

Alex noted that if the homes sell in a short sale status prior to the bank taking over we are entitled to 100% of the fees.

Jim noted the importance of having a bad debt line item in the budget.

Violations: Alex noted that the list will be emailed out the next week. There are a number of properties with Fence board issues.

Karen reported some fence repairs that are being reviewed.

Alex noted that during her last inspection it was very wet and many owners said that they could not

comply until that area was dried out.

Committee Report:

Landscaping: Discussion of the landscaping/obligation of Bern Creek for the first 1000 ft. on Cowpen. Jim met with Jeremy to discuss the future contract and pricing. Jim also met with Westbay Landscape, who were not interested in the project. He referred Jim to another company.

ARC: Nothing to approve on ARC. Karen noted there used to be two forms for new construction and renovations. There is some confusion over the gray area about who needs to fill out a form.

Jim feels we need to simplify the process and the forms. Discussion of the roof that is only partially complete. Alex to send a letter to Scoggins to get a timeline of completion.

Website: Rich reported that the website is up and running and 22 people have reviewed the site.

Old Business:

Covenant Enforcement/ Documents: Jim asked Alex to call Becker and Poliakoff to get a quote on rewriting the documents. There are conflicts between the 3 parts of the documents. We can plan on \$6000 and up to \$10k depending on the attorney involvement. Jim noted that Susan was interested in taking on that project in the past. Susan said she is still interested in taking on that project. Discussion on the best way to go about the project.

Alex noted that David was very in tune with the Association and was very versed in the problem areas with our documents. Jim suggested we come up with a wish list and tackle the wish list. It should be in the budget for 2016.

New Business:

Budget: The board discussed each line item on the draft operating budget and made revisions as necessary.

The board discussed the draft reserve schedule. Jim drafted a budget for 2016 with reserves for the road, fences, culverts and storm drains. After very lengthy discussion, the culvert and storm drain designation was deleted as they would normally fall under road repair. Fences are currently a line item in the operating budget along with fences, signs and grounds. Susan discussed a motion she made when the repaving proposal was voted on that increased the dues to pay off the loan. It passed with the provision that when the load was paid off, the increase would expire. It was agreed to reduce the road reserves from the original proposed \$38,000 to \$36,000.

After much discussion and suggestions, the budget was adjusted to obtain a budget that increased the dues to \$837.

With no further business coming before the board,

Eileen made a motion to adjourn Second from Caroline, Thank you from Jim at 7:53 pm.