

**MEETING MINUTES**  
**March 20, 2019**

**CALL TO ORDER:**

Vicki – This is the March Board Business Meeting.

**ATTENDANCE:**

Vicki Buchheit – President  
Mike Vorel – Vice President  
Joe Booth - Treasurer  
Jean Lanier – Secretary  
Art House – Member at Large

Jim Mateka – Ameri-Tech  
Karen Browder – Ameri-Tech  
John Prokopovich - Maintenance Supervisor

**APPROVAL OF MINUTES FROM February 20th MEETING:**

**Motion to accept the February 20th meeting minutes made by Joe, 2<sup>nd</sup> by Mike; none opposed; motion passed.**

**Discussion held on possible topics for this business meeting which were not placed on the Agenda and it was decided that we would hold a Special Meeting on April 3, 2019 to cover these topics when more time is available.**

**MAINTENANCE REPORT –**

**Trees: Some trees along Route 590 North wall need to be removed. Florida Department of Transportation has been contacted for assistance and they have agreed to take one down. Staff took down 2 trees within the community as far as possible and Roberts Tree Service came in, removed stumps and hauled away debris. The leaves are being hauled away also.**

**Tree roots caused a sprinkler line to be damaged on Mission Drive West. It has been repaired and tree was one of four removed.**

**John also stated that he wanted to have the walkways power-washed before the four day a week grass cutting season begins.**

**The periscope cylinder on the lift needed to be repaired and the vendor is doing so at no expense to us.**

**The fence around the compactor has been replaced.**

**John stated a resident wanted to have a concrete patio versus pavers but our Policy and Procedures say no concrete.**

**hn indicated he is pleased with the roof work of Veterans National Property Service and between them and Done-Rite Roofing, all of the remaining six**

**roofs will be completed before the rainy season. Then we will start on the carports.**

**Finance Report: As of 2/28/19, we have a loss of \$22,000.00**

**Vicki brought the Board up to date on the problems with roof replacement on Building 70. Though it has been determined the roofer is at fault, the responsibility of the insurance companies for the roofer, homeowner and our liability has not been fully determined. The Board authorized payment to the roofer for the job and they have been paid.**

**Jim Mateka of Ameri-Tech will contact our attorney on the next move to solve the ongoing problem of completing repairs internally to the unit.**

#### **Review of Delinquencies –**

**Lengthy discussion was held on the delinquency report. As a result of letter of intent to lien sent to those who had not paid their assessment by the due date, many have responded well.**

**There are currently 9 on which liens will be placed.**

**Motion to lien made by Mike, 2<sup>nd</sup> by Art, none opposed, Motion passed.**

#### **Old Business –**

**Compliance (Gazebos, wood deck, rear door) - Jim will visit the owners and after doing so, if there is no positive response, will send to attorneys for further action. .**

**Motorcycles - Jim submitted a proposed letter to be sent to owners of motorcycles along with registration form for review. After much discussion, Mike offered to rewrite and that letter will be reviewed and approved by the Board.**

**Report from Nancy Morris – The enhancement group has chosen three different color pallets. Nancy said the survey done by her team, as of now, indicated that the majority of residents were in favor of a color change. Nancy ask that when the boards with the colors are prepared, that they be allowed to display them in the Club House. Once, the Boards with the colors are presented, the Board will grant approval to display for all residents to view.**

## **New Business -**

Now that the Amendments are approved and ready to record, Jim to confirm that they have been recorded. It was discussed that we change the late fee from \$10.00 to \$25.00, and an Affidavit noting this change to be included with the recorded Amendments.

**Motion made by Mike to have a late fee of \$25.00; 2<sup>nd</sup> by Joe; none opposed; motion passed.**

**Roof Loan & Special Assessment Figures –.** The Board was advised that of the Special Assessment for the loan expenses, approximately 25% of the residents have paid though they have until 5/1/2019 for payment.

Meeting Time: The Board agreed to change the meeting time from 3:00 PM to 1:30 PM. Meetings to continue at Ameri-Tech.

**Motion to Adjourn was made by Mike, 2<sup>nd</sup> by Art, none opposed; Motion passed.**