

## 

BOARD MEMBERS PRESENT: Bill Senkevich

Ed White Steve Adamczyk Chris Barnabee Drew Attanassio Michele Boughton

BOARD MEMBERS ABSENT: Donn Landers

ALSO PRESENT: Jim Farese CAM,- Cambridge Management,

CERTIFY QUORUM: Six Board Members were present to establish a quorum.

CALL TO ORDER: Bill called the meeting to order at 6:30 PM,

PROOF OF NOTICE: The notice of the meeting was posted in accordance with section 720 of the Florida Statutes, and posted on the web site.

MINUTES APPROVAL:

A Motion was made to approve the minutes from the August 22 meeting.

**MOTION: Drew** 

**SECOND: Chris** 

Motion carried.

FINING COMMITTEE – The Committee met prior to the Board Meeting to hear the appeal of Pat and Wayne Stanton 9814 Chelsea. The Committee of Renee Moison, Matt Stepan and Maria Joyce agreed to allow 60 days to have the irrigation repaired and then an additional 4 months when the address will be revisited. If there is no improvement at that time the fine will be upheld.

Jessica Stewart 10110 Winchester Wood also appeared but due to time restraints the appeal was rescheduled until the next meeting.

TREASURER'S REPORT: Michele gave the Treasurer's Report.

She reported we were over budget on some items but it's mostly a timing issue that should work out as the year goes on. Otherwise we are good financial position. Michele and Drew will have the budget draft for the next meeting.

Operating Account: \$ 49,897 Reserve Account \$113,760

There was an update on the cases that AI Gal was handling for the association.

MANAGER'S REPORT:

The pool was cited again for poor water quality. The playground was cleaned up and freshened. Fire ants were treated at the playground and pool.

## OLD BUSINESS:

- **1.** Entrance Landscape Plan The project is complete with the installation of the remaining lights. There were some weed issues that Hannula will address.
- 2. Violation Updates and Fines Fines will be added to the 5 owners that did not appeal. Bill provided an update on the mailbox lighting. 21 owners will receive the fine letter, and work orders will be issues for repair on 46 others.

## A Motion was made to fine the unelectrified mailbox owners \$100 per day up to \$1,000 with 14 days' notice.

MOTION: Ed SECOND: Steve

Motion carried.

A Motion was made to have the other 46 mailboxes repaired.

**MOTION: Bill** 

SECOND: Ed

Motion carried.

A Motion was made to ratify the fines on the 5 owners who did not appeal the landscape fines, 920 HH, 880 HH, 890 N, 9733 L, 9722 L,

MOTION: Steve

SECOND: Ed

Motion carried.

**3.** Pool Contract and Resurfacing – ER Pools came down to \$400 for three times per week.

A Motion was made to hire ER Pools immediately for \$400 per month and see if they will do the contract for \$375.

**MOTION: Chris** 

SECOND: Michele

## Motion carried.

**NEW BUSINESS:** 

Payment Plans - Several owners asked for payment plans on their arrears.

A motion was made to approve Chase for \$200 per month and for all money due including the \$1,000 lawn fine. If there is any default we will begin foreclosure.

MOTION: Steve

**SECOND: Michele** 

Motion carried.

A Motion was made to deny Primavera's payment plan as totally inadequate and begin association foreclosure.

**MOTION: Steve** 

SECOND: Drew

Motion carried.

A Motion was made to approve Stewart for \$125 per month until June 2013 when the total outstanding balance will be due. If there is a default association will start foreclosure.

MOTION: Ed

SECOND: Steve

Motion carried.

A Motion was made to start foreclosure on Delmedico, Copeland, Dooeringer and Sonanstine.

MOTION: Ed

**SECOND:** Drew

Motion carried.

Holiday Decorations - We had a bid from Trimmers to decorate the front islands for \$1,000. The Board felt there would not be sufficient decoration for the price. The matter was tabled for further review.

There being no further business, the meeting was adjourned 7:55 PM.

**MOTION: Ed** 

SECOND: Chris

Respectfully submitted,

Jim Farese