



**A Motion was made to keep our collection files with Samouce and Gal.**

**MOTION: Drew**

**SECOND: ED**

**Motion carried.**

**MANAGER'S REPORT:**

Jim reported that the back handball wall was painted due to graffiti.

The new landscaper started and seems to have done a good job so far.

Michele reported that Stonebridge's trees are overgrown on our side of the fence. We will contact Stonebridge Management to address.

There was a violation on a stored boat a backyard. Boats must be stored in the garage or off site.

**OLD BUSINESS:**

**DRINKING FOUNTAIN:** The Board agreed to monitor our budget and if toward the end of the year there is an extra \$1,000 we will replace the fountain.

**FENCE VIOLATION:** The lawyer for the owner offered to remove the fence in exchange for waiving the fine and legal fees. We have not received any money nor has the fence been removed. We will wait until the next meeting to take any further action.

**FRONT ENTRANCE LANDSCAPING** – the Board felt at this time it looked fine, no further action required.

**LAWN VIOLATIONS** – The follow up survey was not completed and Bill and Steve will make a point to have it prior to next meeting.

**SECURITY CAMERAS:** The Board did not feel the expenditure would make any impact on security and tabled the matter.

**ARC Violation:** 781 wrote a letter of explanation and request of hardship to not re-paint. The Board upheld the ARC committee determination and mandate that the house be repainted with a color approved by the ARC or repaint to the original color. A letter will be sent to spell this out and warn of legal action for non-compliance.

**Pit Bull violation** –The owner sent in DNA certificate from the kennel proving the dog was not a full pit bull. With that the Board dropped further pursuit.

**Play Equipment ARC violation** – The ARC approved the location and bushes to hide the equipment. The Board discussed in that it was prohibited since it was in their side yard as opposed to the rear yard where the documents state. The ARC will request that the owner install more bushes to hide the play equipment. The matter was tabled until the next meeting.

**NEW BUSINESS:**

Foreclosure Action – 10110 Winchester appealed to waive the interest and late fees as they are on a payment plan and trying to get current. The fact that their deadline of June 1 to bring the account current passed, was also considered.

**A Motion was made to suspend the late fees and interest from January 1 2013 through the end of the payment plan providing the balance is paid in 5 equal monthly payments starting with August 15 – December 15. If any payment is missed or late, the interest will be added back and legal action will proceed.**

**MOTION: Bill**

**SECOND: Ed**

**Motion carried.**

880 Hidden Harbor asked that their fees be waived in the settlement plan. Since the fees due were either annual dues or legal costs, no reduction could be offered.

9817 Sandringham – The owner has defaulted on the payment plan.

**A Motion was made to move for Summary Judgment and foreclosure.**

**MOTION: Steve**

**SECOND: Ed**

**Motion carried.**

Bank of America owns 749 Nottingham. They have not paid the statutory arrears amount. We will have the Attorneys for the Association send a legal demand letter and add the costs to their ledger.

ARC appointment –

**A Motion was made to appoint Lera Brial to the ARC Committee.**

**MOTION: Ed**

**SECOND: Michele**

**Motion carried.**

ARC Committee policy –The Committee presented a policy for paint colors and procedures. The policy will be reviewed and voted on at the next Board Meeting.

OTHER:

Ed asked that we consider some improvements to the playground area and budget for 2014. There is a Board Member Vacancy with the resignation of Peter Dowd. We will put this on the next Agenda for replacement.

Ed asked that we put yellow reflective paint on the ends of the curb around the Hidden Harbor entrance island.

There being no further business,

**A Motion was made to adjourn.**

**MOTION: Ed**

**SECOND: Michele**

**Meeting adjourned.**

*Respectfully submitted,*

*Jim Farese, CAM*