

FAIRVIEW PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 5, 2017

<u>Attendees:</u>	<u>Present</u>	<u>Absent</u>
President Ken Dolan	X	
Vice President Barbara Lauer	X	
Treasurer John Pokryfke		X
Secretary Marcy Sigurdson	X	
Director Karen Fandel	X	
Director Dan Cashman	X	
Director Hank Otto	X	
Director John McCoy	X	
ACB Judy Whitney	X	
Laila Whitaker, Villages Services	X	

**Call Meeting to Order:** Meeting called to order at 7:00 p.m.

**Introduction of Guests:** Sarah Ellis.

**Reading of Minutes of December 6, 2016, Meeting:** Motion by Barb to dispense with the reading of the December minutes; seconded by Hank. Motion passed unanimously. Motion by Barb to approve the minutes as written; seconded by Hank. Motion passed unanimously.

**Correspondence:** Three requests have been received to be considered for four Board vacancies. A fourth submission was somewhat ambiguous. Laila will contact that person to clarify.

**President's Comments – Ken Dolan:** None.

**Vice President's Comments – Barbara Lauer:** None.

**Treasurer's Report – John Pokryfke:** Current liabilities and fund balance as of December 31, 2016: \$159,318.36. A discussion ensued regarding 29<sup>th</sup> Parallel and the Fairview web site, and the costs associated with it. It was suggested to post Fairview Board meeting minutes for the last calendar year only. All previous years should be deleted. The Board was asked to think about relevant content for the web site, and bring their suggestions to the

March meeting. It was also suggested that FEPOA change to a local web site manager (29<sup>th</sup> Parallel is in Tennessee). Laila said that Villages Services could run a web site for Fairview. She will check to see what they charge for that service. 29<sup>th</sup> Parallel charges \$942.00 per year, which has already been paid for 2017. We should focus this year on relevant content for the site, and getting 29<sup>th</sup> Parallel to post things timely. Toward the end of 2017, start looking for a new local web site manager. Todd Freeman's invoices were questioned. It was suggested that Freeman be asked for an itemized invoice for his charges.

**Welcome Committee – Barbara Lauer:** None.

**Roads and Grounds – Hank Otto:** A tree was down on Tradewind. Hank called the county and they took care of it very timely. Hank also changed the timer for the lights at the Fairview sign. The sprinkler timer has been set, but seems to be sporadic. Judy will ask Rolando DiLiegghio if he has changed the sprinkler timer. Laila stated the electric bill for the entrance sign has tripled in the last year. This needs to be looked into.

**ACB Report – Judy Whitney:** The next ACB meeting will be January 12. There will be a new build at 3965 N. Longvalley Road (Sanderson Bay Builders). Another new build has begun on N. Indianhead (McFarland Builders).

**New Business:** Finalize format for presenting draft Amended Restrictive Covenants and Easements to POA membership – John Pokryfke had emailed the Board that he thought the “yes” or “no” format for each issue was not a good idea. For clarification, any section with a “no” vote means that section will stay as it was written originally. It was decided to send out the draft of the document with a stamped, addressed envelope, and a cover sheet explaining, for instance, “Section\_\_ was moved in its entirety to Section \_\_ with no changes,” (these sections will not have a “yes” or “no” choice since there are no changes); or “Section \_\_ was moved to Section\_\_, with changes.” There will also be a section where the property owner can state their comments and sign the document. Karen suggested handing out the document at the Annual Meeting, and mail copies, with a cover letter of explanation, to the remainder of the property owners who did not attend. It was suggested that a property owners’ meeting be scheduled in April to discuss the responses. **Motion** by Karen that the Annual Meeting have the Amended Restrictive Covenants and Easements available for attendees and

mail copies to those not present, and explain the document and the process to those present ; seconded by Dan. **Motion passed unanimously.**

Develop agenda for 2017 annual meeting –

- new builds
- new residents (Welcome Committee)
- ACB violation report (stats only)
- Ridgefield lot for sale
- four Board vacancies - positions vacated: Deibel (term ended), Pokryfke (resigned), McCoy (term ended), Sigurdson (term ended); three applicants (Sarah Ellis, Karla Ellsworth, Marcy Sigurdson).

Marcy will contact the new Citrus County Sheriff, Mike Prendergast, and invite him to speak at the Annual Meeting.

**Old Business:** None.

**Board Member Comments:** Neighbor Dennis Adamski had back surgery and is in rehab. Neighbor Ray Greiner is home from the hospital. Neighbor and former Board member John Pokryfke is having medical issues. Neighbor Collene Conrad passed away shortly after Christmas. Hank thanked Sarah for volunteering for the Board.

**Guest Comments:** None.

**Setting Date of Next Meeting:** Tuesday, March 7, 2017, 7:00 p.m., at Villages Services, 2541 N. Reston Terrace, Hernando.

**Adjournment:** **Motion** to adjourn by Marcy; seconded by Hank. **Motion passed unanimously.** Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Marcy M. Sigurdson, Secretary

Approved: \_\_\_\_\_

Date: \_\_\_\_\_