

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 2, 2016

<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 Joseph Deibel		X
Director Karen Fandel	X	
Director Dan Cashman	X	
Director Hank Otto	X	
Director John McCoy	X	
Megan Barker, Villages Services	X	
Laila Whitaker, Villages Services		X

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

Introduction of Guests: None.

Reading of Minutes of January 5, 2016, Meeting: Motion by Barb to dispense with the reading of the January minutes; seconded by Dan. Motion passed unanimously. Motion by Dan to approve the minutes as written; seconded by John M. Motion passed unanimously.

Correspondence: None.

President's Comments – Ken Dolan: None.

Vice President's Comments – Barbara Lauer: None.

Treasurer's Report – John Pokryfke: Total liabilities and fund balance as of 01/31/16: \$149,717.08. There is approximately \$14,000.00 in past due assessments. A suggestion was made that the membership be made more aware of the severity of past due assessments. A discussion ensued as to the ramifications of publishing the names of those in arrears. Megan will discuss this with Linda Deptola, one of Villages Services' community managers. Copies of the budget will be available at the Annual Meeting on

February 24, 2016. John will contact Michelle Maidlow for an accounting of landscaping costs (normal vs. extra), since this will probably come up at the Annual Meeting.

Welcome Committee – Barbara Lauer: Barb has a few new residents to greet. She thanked Karen Fandel and Andi Pokryfke for their help. Karen suggested a professionally printed post card be made with a picture of the Fairview sign and “Welcome to Fairview” printed on it. Ken suggested reprinting the Bylaws and Restrictive Covenants noting the recent voting percentage change (after it is reported at the Annual Meeting), to make sure that all new residents get a copy. Megan stated she sends these documents with each welcome letter to new residents.

Roads and Grounds – Hank Otto: None.

Website: None.

Architectural Control Board – Judy Whitney: Dan reported there were no issues.

Old Business: Update on legal action regarding unpaid assessments in excess of \$1,000.00 – Sabbat and Athol (checks to be signed by Board members) for the final cost deposit to pay for filing of the motion for hearing to set the foreclosure date. John M. stated that the property taxes on Sabbat are being paid. He asked Megan to research the responsible party. Re Lynskey, the payment plan expired (he paid nothing). The attorney is moving forward on this property. Re Brantley, the lien expired. Attorney filing a new intent to lien. Update on abandoned/foreclosed properties – No report.

New Business: Independent audit of proxies – At the January 19, 2106, meeting a motion was made, seconded, and passed (17 yes; 5 no), to have an independent audit. Someone said it was a separate issue from the meeting. Ken asked Megan to ask the attorney who said it was not a proper motion. Megan’s research found it would cost \$1,200.000 - \$1,500.00 for an independent audit. Ken suggested that the motion be voided as out of order and inform everyone who was at the meeting that there would not be an independent audit. Perhaps the Board could recount the votes. (1) **Motion** by Hank that on the advice of the attorney, void the motion made at the meeting for an independent audit of the proxies; seconded by Dan. No discussion. **Motion passed unanimously.** (2) Notify property owners who

attended the January 19, 2106 meeting of this decision. Ken will draft a letter. (3) Do the audit ourselves, or inform property owners that they can do the audit themselves, or have an independent audit done at their own personal expense.

Board Member Comments: Marcy reported the Trash & Treasure sale will be Saturday, April 2, 2016. Ken reported that both Nature Coast Volunteers and the Citrus County Sheriff's Office will send speakers to the Annual Meeting.

Guest Comments: None.

Setting Date of Next Meeting: Tuesday, March 8, 2016, 7:00 p.m., at Villages Services, 2541 N. Reston Terrace, Hernando.

Adjournment: **Motion** to adjourn by Barb; seconded by John M. **Motion passed unanimously.** Meeting adjourned at 8:12 p.m.

Respectfully submitted,

Marcy M. Sigurdson, Secretary

Approved: _____

Date: _____