

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 4, 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 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: None.

Reading of Minutes of September 13, 2016, Meeting: Motion by Dan to dispense with the reading of the June minutes and to approve them as written; seconded by John P. **Motion passed unanimously.**

Correspondence: Ken received notification from John P. that he will be resigning effective at the end of his term in February. Ken thanked John P. for his major contributions to the Board.

Laila reported an irrigation leak at the Fairview sign which will cost \$200 to repair.

President's Comments – Ken Dolan: None.

Vice President's Comments – Barbara Lauer: None.

Treasurer's Report – John Pokryfke: John P. did put together a preliminary budget for 2017. John P. included money for property taxes for the lot owned by Fairview Estates. However, he asked that all Board members submit what should be included in next year's budget based on goals such as revising the covenants before finalizing the budget.

Fairview Estates is currently approximately \$10,000 under budget. There is money in the reserves for legal fees.

Welcome Committee – Barbara Lauer: None.

Roads and Grounds – Hank Otto: Things have been fairly quiet. There were a couple of lots that needed cleanup after the storms.

ACB Report – Judy Whitney: Judy reported a home at 4319 Longvalley should get a violation letter for a fallen tree that has been on the property for a month.

Judy gets calls from realtors about every other week asking for a copy of the covenants and wanted to know if she can send them an abbreviated version. Laila offered that Judy refer the realtors to her so that she can email them a copy of the covenants, which Judy accepted.

Judy reported that near 3817 N Indianriver Dr. there is a DRA which neighbors are driving through. The gentleman at 3817 N Indianriver Dr. wanted to know if he could build a berm or install a fence there. Judy told him that he would have to call the county about that since they maintain the DRA. She offered him a “no trespassing” sign, which he accepted.

New Business: For the next Board meeting, Ken will come up with a proposal for a prioritized list of covenants we should look to revise so that they can be voted on at the next annual membership meeting. John P. suggested that only covenants with actual changes other than wording be brought to a membership vote. Adding a covenant to fine repeat covenant violators was discussed. Laila was asked to bring other alternatives for enforcement to the next meeting for consideration.

Ken was approached by neighbors fighting over barking dogs. One purchased a device sending out a very high-pitch note causing the neighbor's dogs to avoid going out into their own back yard. He called the Sherriff's office, and they determined it was a legal device. The gentleman now wants to know if there is anything the Board can do. The Board determined that it does not want to get involved in this dispute and that there are no covenant violations in this matter.

Ken was approached by a gentleman who asked if an expose on a lawn service, which he believes is killing lawns with Round-up, can be posted on the Fairview Estates website. The Board determined that expressing his

complaints on Yelp or the Chronicle or the company's website would be more appropriate.

Old Business: Laila gave Ken photos to post for the sale of the lot of Ridgefield on the "for sale by owner" website.

Board Member Comments: None.

Guest Comments: There were no guests present.

Setting Date of Next Meeting: Tuesday, November 1, 2016, 7:00 p.m., at Villages Services, 2541 N. Reston Terrace, Hernando.

Adjournment: **Motion** to adjourn by Dan; seconded by John P. **Motion passed unanimously.** Meeting adjourned at 7:51 p.m.

Respectfully submitted by Laila Whitaker, CAM,
For Marcy M. Sigurdson, Secretary

Approved: _____

Date: _____