

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 6, 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: Sarah Ellis and Tom Moore. Ms. Ellis said she and her family are relatively new to Fairview and want to be more involved.

Reading of Minutes of November 1, 2016, Meeting: Motion by Hank to dispense with the reading of the November minutes; seconded by Dan.

Motion passed unanimously. Motion by Dan to approve the minutes as written; seconded by Hank. **Motion passed unanimously.**

Correspondence: Per Laila, 3509 N. Indianhead (the lot at the Fairview sign) is for sale. The owner asked if the association would be interested in purchasing it. The Board declined. Caggiano asked for another write-off. Most has been paid. **Motion** by Dan to deny the request for forgiveness; seconded by Barb. **Motion passed unanimously.** A **motion** was made by Marcy to allow Mr. Caggiano to make payments of \$15.00 per month to pay off the debt; seconded by John M. Discussion: deadline to pay? Advise him he must pay the current \$75.00 due (for 2017) separately, and pay the rest of the outstanding debt in installments until fully paid. Suggested deadline is May 2017 for the arrearage. Marcy amended her **motion** to read: allow Mr. Caggiano to make payments of \$15.00 per month to pay off the debt, but the annual fee of \$75.00, that is due January 1, 2017, is independent of the arrearage. Seconded by Hank. **Motion passed unanimously.**

Regarding the Zito property, Laila asked whether to convert maintenance charges into special assessment in order to collect them later. **Motion** by Barb to do so; seconded by Dan. **Motion passed unanimously.**

President's Comments – Ken Dolan: Absent.

Vice President's Comments – Barbara Lauer: None.

Treasurer's Report – John Pokryfke: Current liabilities and fund balance as of November 30, 2016: \$133,546.33.

Welcome Committee – Barbara Lauer: None.

Roads and Grounds – Hank Otto: Hank asked how long the spotlights on the sign should stay on. After discussion, it was decided that Hank would set the timer for 5:00 p.m. to 1:00 a.m. for a few months to see if there is a significant change in the electric bill. Hank will check that the sprinklers go on twice a week for the new plants.

ACB Report – Judy Whitney: Judy researched the Florida Statutes and the ADA and stated that service animals, no matter what they are, cannot be discriminated against, are allowed, and do not need to be licensed or certified by the state or local government. Judy also reported that a new house will be built by McFarland Construction near the intersection of Indianhead and Eisenhower.

New Business: Determining format for presenting the draft amended restricted covenants and easements to the FEPOA membership – Laila suggested that instead of sending the entire document for consideration, that each section have a "yes or no" vote. She distributed a draft document showing "yes" and "no" choices at the end of each section. Marcy had also suggested that a statement be put at the top of the document clearly asking property owners to READ THE ENTIRE DOCUMENT before checking "yes" or "no" since some entire sections have simply been moved *in toto* to another part of the document. Please note that the document shows a fair amount of crossing out and underlining; this is required by law. The Board was asked to review the document and be prepared to make a decision at the January 3, 2017, Board meeting. Laila advised that the second mail out must go out not later than two (2) weeks—January 18-- before the February 1, 2017, meeting, and this document must be included.

Old Business: Vote to convert the maintenance charges for 4334 N. Indianhead into an individual special assessment. (See statement under Correspondence, above.) Fairview Yard Sale – If it is decided to have the yard sale, the flyer could go out in the second mailing.

Board Member Comments: Karen questioned the relevance of the web site. Since realtors and potential property owners check the site, the website will remain.

Guest Comments: None.

Setting Date of Next Meeting: Tuesday, January 3, 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 7:57 p.m.

Respectfully submitted,

Marcy M. Sigurdson, Secretary

Approved: _____

Date: _____