

FAIRVIEW PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 3, 2018 (as amended)

<u>Attendees:</u>	<u>Present</u>	<u>Absent</u>
President Dan Cashman	X	
Vice President Karla Ellsworth	X	
Treasurer Sarah Ellis	X	
Secretary Marcy Sigurdson	X	
Director Hank Otto	X	
Director Barbara Lauer		X
Director Mark Conley	X	
Director Jackie Duval	X	
ACB Judy Whitney	X	
Eileen Walsh, Villages Services	X	

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

**Introduction of Guests:** None.

**Reading of Minutes of March 6, 2018, Meeting:** **Motion** by Mark to dispense with the reading of the March minutes and accept them as written; seconded by Jackie. **Motion passed unanimously.**

**Correspondence:** None.

**President's Comments – Dan Cashman:** Dan advised that the savings account was earning 0.01%, and suggested it be transferred to a money market account to earn 1.25%. **Motion** by Sarah to approve transfer of savings to a money market account; seconded by Karla. **Motion passed unanimously.** Ratification was signed by all Board members present.

**Vice President's Comments – Karla Ellsworth:** Karla offered to put the Trash & Treasure information on Facebook. Marcy will email her the details.

**Treasurer's Report – Sarah Ellis:** Total liabilities and fund balance as of March 31, 2018: \$175,672.19. Some money will be spent on the new Fairview sign. Dan will get any new sign information that Past President Ken Dolan might have found. Dan will research sign companies in Citrus County. Sarah and Karla will email Dan the contact information on companies of which they are aware. It was also suggested to contact Pine Ridge and Meadowcrest – who did their signs? Regarding speeding on Indianhead and Ridgefield – ask Citrus

County Commissioners for a speed check. It was suggested to consider lowering the yearly assessment to stay in non-profit status. Eileen will research this. There are two properties in serious arrearage: \$549.35 and \$672.66 = \$1,220.01. Sarah will talk to Attorney Perrin about contacting the responsible parties on these properties.

**Welcome Committee – Marcy Sigurdson:** Marcy greeted a new family on Ringwood.

**Roads and Grounds – Hank Otto:** The new flowers at the Fairview sign are beautiful. They are being watered three times per week, and Hank will change it to twice per week. Hank said Diane Bailey did another great job with the neighborhood cleanup on March 10, and that there were a lot of volunteers. Dan advised that he signed the contract with Precision Lawn Care, effective April 1, 2018.

**Manager’s Report – Eileen Walsh:** Board of Directors Manuals - Eileen distributed a binder to each Board member containing copies of the Florida Administrative Code; Florida Statute 720; FEPOA Covenants; FEPOA Articles of Incorporation; FEPOA Bylaws; Insurance information; FEPOA 2018 Budget; and a list of all property owners. She asked new Board members Mark and Jackie to read the Covenants and Bylaws and sign a statement that they have done so. Fairview Survey – Eileen distributed a graph representing the results to date of the survey (response date is April 9). At this time, 190 responses have been received, the majority of which voted for “no changes,” which far outweighed the responses for changes. One issue that is not in the Covenants is regarding parking in yards and not on driveways. This issue can be put in the mail out for the 2019 Annual Meeting for the membership’s vote. Ray Tobias – Dan signed a letter, sent certified, to Mr. Tobias. Mr. Tobias still wants to be involved with the Board, even though he has health problems and lives in another state. The Bylaws can be changed by the Board. Unexcused absences need to be addressed. Mark will review the Bylaws and work on wording. **Motion** by Karla to have Mark work on this Bylaw change; seconded by Jackie. **Motion passed unanimously.**

**ACB Report – Judy Whitney:** Two properties need maintenance and/or repair. A 10-day letter should be sent out to each. A question was asked about enforcing the Covenants, possibly with a fine. Eileen explained that a fining committee would have to be established. Judy advised that the ACB’s third and final letter states that the property owner will be responsible for attorney’s fees if the situation is not remedied and goes into legal action. **Motion** by Dan to send out a 10-day letter to one of these property owners. Seconded by Hank. **Motion passed unanimously.**

**New Business:** Approval of SunTrust Savings Account to MM Account – See President’s Comments, above.

**Old Business:** Website – A few months ago, Karla and Sarah said they would be the web site committee. Jackie and mark also said they would like to be involved. Judy wants to add “Reminders to Homeowners” to the web site. After discussion, it was decided that everyone would send their comments to Marcy. Board member certification training by Villages Services TBD.

**Board Member Comments:** None.

**Guest Comments:** None.

**Setting Date of Next Meeting:** Tuesday, May 1, 2018, 7:00 p.m., at Villages Services, 2541 N. Reston Terrace, Hernando.

**Adjournment:** **Motion** to adjourn by Karla; seconded by Sara. **Motion passed unanimously.** Meeting adjourned at 8:12 p.m.

Respectfully submitted,

Marcy M. Sigurdson, Secretary

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

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

Note: Under ACB, the word “each” was replaced by “one” (see underlining).