

MINUTES OF THE
FAIRVIEW ESTATES POA, INC.

Board of Directors Meeting

7:00 PM, August 7, 2018

Village Services Co-operative, 2541 Reston Terrace, Hernando FL 34442

BOARD OF DIRECTORS MEMBERS IN ATTENDANCE

Dan Cashman, President

Karla Ellsworth, Vice President

Marcy Sigurdson, Secretary

Jackie Duval, Director

Barbara Lauer, Director

Hank Otto, Director

Jonathan Richards, Director

ABSENT

Sarah Ellis, Treasurer

Mark Conley, Director

OTHERS IN ATTENDANCE

Eileen Walsh, CAM

7 Fairview Estates Residents

CALL TO ORDER

The meeting was called to order on Tuesday, August 7, 2018 by Dan at 7:00 p.m. A quorum was established with seven (7) of the nine (9) board members in attendance, in person. The meeting was held at the offices of Village Services Co-operative.

PROOF OF NOTICE

Notice of meeting, as per statute, was posted to the membership on August 3, 2018 and the meeting agenda was also posted at Villages Services on August 3, 2018.

MINUTES

A **MOTION** was made by Jackie to forego reading and accept the minutes of the Board of Directors meeting on July 10, 2018. The motion was seconded by Barbara. The motion to accept was passed unanimously.

VISITOR COMMENTS

Several Fairview Estates property owners asked questions regarding the Spectrum Bulk Contract. Dan explained the Board's position and why the Spectrum deal was not approved.

PRESIDENT'S COMMENTS

Welcome to the newest Board Member, Jonathan Richards.

Dan thanked Karla for chairing the July board meeting.

Dan also thanked Karla, Sarah and Marcy for getting the website updated and running.

- Eileen mentioned that the website does not display correctly when using the Explorer browser. It does work correctly with Chrome.
- Karla will call Steve Tallman at Nature Coast Web Design to get this fixed.

Dan and Jonathan reviewed what is going on with the property behind Morning Star and Little Dove.

- Owner clearing a path 50 ft. off of the property line.
- Been told it is a fire break but it may have a different purpose
- The Board and homeowners need to be aware of unusual activity in the area.

VICE PRESIDENT'S COMMENTS

Karla presented some guidelines for the "home beautification grant" idea that was discussed at last month's meeting.

Eileen told the Board that the home beautification grant, early pay and fence ideas cannot be done. All property owners pay annual assessments, therefore funds collected have to be equitably distributed to everyone in the community and may not be given to just a few.

Karla spoke with Advanced Disposal about a discounted rate for Fairview Estates like the one they offer in Terra Vista. ADS said that they could not offer one because Terra Vista is a gated community and ADS is the only vendor allowed in. Fairview Estates is open and homeowners could be allowed to use other disposal companies.

TREASURER'S REPORT

Karla gave the financial report for July:

- Total Assets YTD: \$165,284.65
- Total Liabilities: \$17880.51
- Total Reserve Fund Balance: \$20,413.84
- Total Operating Fund Balance: \$126,990.30
- 12 past due accounts

A **MOTION** was made by Jonathan to file liens against the two (2) properties with high past due balances. The motion was seconded by Karla and was passed unanimously.

ROADS & GROUNDS COMMITTEE REPORT

Hank gave a report on behalf of the Grounds Committee:

Mowing hasn't been happening this summer

- Citruscapes quit in May and we have not found another lawn service.
- Hank will be calling the County about mowing the unimproved properties. They have not kept up with it this summer.

Karla reviewed a proposal she had received from Gerald's Handy Services. The proposal included everything that the past lawn services have done. The monthly rate is \$200.00

A **MOTION** was made by Jackie to accept the bid from Gerald's Handy Services. The motion was seconded by Barbara and passed by a unanimous vote.

Eileen will send a contract out tomorrow to Gerald Shumway of Gerald's Handy Services so he can get started immediately.

Hank will be looking into finding a tree service that will trim the branches for the trees near the sign and flag.

MANAGER'S REPORT

Eileen reported the following:

The broken driveway column at 3765 Tyrone is still not repaired.

- Colony Stone has been contacted numerous times has been unresponsive.
- Eileen has contacted B&M Stucco to get a price quote.

New changes to Florida Statute require all POAs to have their governing documents recorded with the county.

- Articles of Incorporation and By-Laws need to be recorded
- The Board to review the By-Laws and suggest changes.

WELCOME COMMITTEE

Marcy had nothing to report.

NEW BUSINESS

Annual Meeting

The Board set the 2019 Annual meeting date for Monday, February 25, 2019 at 7p.m. It will be held at Good Shepherd Lutheran Church.

2019 Assessments

The Board needs to decide what to do about the budget surplus before the 2019 assessments are determined.

- \$126,990 in Operating Funds which is approximately 3 times larger than the Association's annual budget.
- The Board may want to consider waiving the annual assessment for 2019
- Eileen will send Karla the Budget Worksheet once the September financials are reported.

The Board will look into getting more lighting in Fairview Estates. Jonathan has offered to work on getting a lighting study done.

Jackie suggested looking into hiring a security company to patrol Fairview. She will contact several companies to find out more information and costs.

Dan is looking into putting smaller community signs on North Ridge and Forest Lake/Ridgefield.

ADJOURNMENT

With there being no other business, a **MOTION** was made by Jonathan to adjourn the meeting at 8:28 pm. The motion was seconded by Barbara and was passed unanimously.

Next Board Meeting – September 4, 2018

As prepared by Eileen Walsh, CAM

Date: _____