

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 6, 2018

<u>Attendees:</u>	<u>Present</u>	<u>Absent</u>
President Ken Dolan	X	
Vice President Barbara Lauer	X	
Treasurer Sarah Ellis		X
Secretary Marcy Sigurdson	X	
Director Karen Fandel	X	
Director Dan Cashman		X
Director Hank Otto	X	
Director Karla Ellsworth	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: Ken and Barbara McNally.

Reading of Minutes of January 2, 2018, Meeting: Motion by Karla to dispense with the reading of the January minutes; seconded by Barb. **Motion passed unanimously.** No changes to the minutes. Motion by Karla to accept the minutes as written; seconded by Barb. **Motion passed unanimously.**

Correspondence: Eileen has done some research on outstanding accounts. It was decided to wait Sarah was in attendance to discuss them.

President's Comments – Ken Dolan: None.

Vice President's Comments – Barbara Lauer: None.

Treasurer's Report – Sarah Ellis: Total liabilities and fund balance as of January 31, 2018: \$181,134.60. Sarah had earlier expressed her concern about the number of property owners who have no paid their yearly assessment by this time. The assessment is due January 1 of each year, with a 10 day grace period. By this time last year, many more assessments had been received.

Welcome Committee – Karen Fandel: Karen has delivered 27 welcome bags since she took over the Welcome Committee.

Roads and Grounds – Hank Otto: No report.

ACB Report – Judy Whitney: 2017 Annual Report – 39 approvals; 40 violations, all resolved; 1 issue pending.

Old Business: Review proposed changes to Covenants – A discussion ensued regarding how to address the following issues with regard to the Annual Meeting. First, the Board must decide whether the issues will go on the agenda. If the issues are to be on the agenda, notice must be sent to all property owners 14 days in advance of the meeting. Eileen stated the agenda had already gone out in the mail this past weekend. The Board was reminded that, to make changes, the entire Covenants document, with the changes crossed out and underlined, would have to be sent out to all property owners. The issues are:

- 1) Change the number of pets allowed.
- 2) Change the restriction on commercial vehicles allowed.
- 3) Change the RVs/trailers/boats, etc., time in driveways.

Eileen advised there was a survey site called “SurveyMonkey.” A link to this site could be put on the new Fairview web site. Then a post card could be sent out to all property owners to take the survey via SurveyMonkey. Property owners would not be obligated to take the survey.

Motion by Karla bring up the number of pets at the Annual Meeting; seconded by Karen. Discussion: none. Vote: 2 yes; 5 no. **Motion denied.** **Motion** by Karla to bring up the commercial vehicles issue; seconded by Hank. Discussion: none. Vote: 1 yes; 6 no. **Motion denied.** **Motion** by Karla to bring up the issue of RVs/trailers/boats, etc., time in driveway from 48 to 72 hours; seconded by Karen. Discussion: Clarification of the issues. Vote: 1 yes; 6 no. **Motion denied.** Note: There was a very low response from the membership on changes to the Covenants (approximately 20 responses out of 555 property owners). Ken asked if the issue of doing a survey should be raised at the Annual Meeting. **Motion** by Barb to send out a post card announcing the new web site with a link to SurveyMonkey to survey specific issues with Covenants; seconded by Hank. Discussion: Responses to SurveyMonkey will be tabulated. **Motion passed.** This will be announced at the Annual Meeting.

New Business: Review and approve new web site design – The new web site is supposed to go live very soon. There were a few comments about the picture(s) used. Also, it still references Brighthouse and FDS Disposal. The footer needs to be changed also. The Board will look at the total content before going live. Will try to keep it to 4-6 pages. **Motion** by Karen to delete “notice” on the site; seconded by Barb. **Motion passed unanimously.** The goal is to have the new web site up and running by the Annual Meeting. All Board members are encouraged to review the entire proposed site and suggest changes/corrections.

Selecting landscape contractor – Precision Care - \$200.00/month for mowing, edging, etc., at the Fairview sign area, and trimming around electrical boxes, fire hydrants, street lights and signs, etc. (8 x year), seasonal plantings (4 x year), plus \$125.00 for initial tree and vine cleanup. Better Earth Landscaping – \$335.00/month, plus \$275.00 for initial cleanup, for the same services. The budget for landscaping for 2018 is \$4,000.00. **Motion** by Karla to contract with Precision Care for \$125.00 for initial cleanup and \$200.00 per month (total \$2,525.00), and also contract with Floriscape for the plants only (3 or 4 plantings a year). Seconded by Barb. Discussion: Precision Care only plants 80-90 plants, whereas Floriscape plants many more plants for density, leaves no space for weeds to grow, and replaces those plants 3 – 4 times per year. Ask Precision Care for a new contract estimate without the plantings and have Floriscape handle the plants. Todd (Outdoors & More) was told we would no longer be using his company. **Motion passed unanimously.**

Board Member Comments: Ken is looking for companies to get estimates on a new Fairview sign. He thinks it will cost around \$2,000.00. It was also suggested that the area around the sign use micro watering to keep water off the sign. This might require new irrigation to be installed. Ken will take a picture of the sign and send it to various companies for estimates. Hank advised that homeless people appear to be bothering Fairview residents on Indianhead Road. Hank also advised that he will contact Diane Bailey to determine a date for the Fairview cleanup.

Guest Comments: None.

Setting Date of Next Meeting: Tuesday, March 6, 2018, 7:00 p.m., at Villages Services, 2541 N. Reston Terrace, Hernando.

Adjournment: **Motion** to adjourn by Barb; seconded by Karla. **Motion passed unanimously.** Meeting adjourned at 8:48 p.m.

Respectfully submitted,

Marcy M. Sigurdson, Secretary

Approved: _____

Date: _____