

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 5, 2018

<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: Charles and Dixie Hadley; Tom Moore.

Presentation by S.M.A.R.T. Collections – Chelsea Emmons Nelson, Regional Account Executive – Chelsea gave a brief summary of the company's background and operation: they are part of Alliance CAS; they have been in existence since 2008; they do not charge the POA, they charge the property owner the arrearage due the POA, as well as S.M.A.R.T. Collections' fee; they will do a demand letter and lien; they will handle foreclosure if the situation gets to that point and the Board decides so; they will do skip tracing searches; they can set up payment plans in coordination with the POA; they will send reports each month with status updates; they do not out-source and they have a high success rate; they have no minimum amount to collect; most accounts can be closed in 60-90 days; a POA can give 30 days' notice if they want to cancel the contact with S.M.A.R.T. Collections. Chelsea left a contract for the Board to review. After Chelsea left, a discussion ensued. Sarah would like to do more research into the properties with overdue accounts, and also research S.M.A.R.T. Collections before a contract is signed. This issue will be discussed next month.

Reading of Minutes of May 1, 2018, Meeting: **Motion** by Karla to dispense with the reading of the May minutes and accept them as written, and also approve the April minutes as amended; seconded by Jackie. **Motion passed unanimously.**

Correspondence: None.

President's Comments – Dan Cashman: Dan expressed his condolences to Barb on the loss of her husband, Dick. Dan asked Hank to contact Duke Energy to have the trees trimmed over the electrical lines near the Fairview sign.

Vice President's Comments – Karla Ellsworth: No report.

Treasurer's Report – Sarah Ellis: Total liabilities and fund balance as of May 31, 2018: \$171,219.46. Sarah will discuss with Attorney Perrin the two larger outstanding debts. Sarah expressed her concern about staying in non-profit status. A discussion ensued regarding the yearly assessment (consider waiving it, as has been done in the past). Eileen advised the Board that FEPOA Covenants state that the Board cannot assess more than a 5% increase of the current assessment, so if it was decided to waive the assessment to keep the balance below the threshold for non-profit status, the increase could only be 5%. An increase of more than 5% would require a vote of the full membership. Sarah advised that the new website is live. Sarah has been working with Nature Coast Web Design to make minor changes. Sarah will learn how to upload data. Karla and Eileen will also. FEPOA will self-maintain the site. Sarah will call Michael at Nature Coast Web Design, who will teach by phone. There will be a dialog box on the site that will go to Eileen, who will forward the issues to the appropriate Board member. Dan thanked everyone who worked on the website.

Welcome Committee – Marcy Sigurdson: No report.

Roads and Grounds – Hank Otto: Hank had a pothole fixed on Annapolis. The new flowers at the Fairview sign are beautiful and doing great. Hank will trim around the spotlights. Hank received a comment from a resident about the survey, and suggested that the survey results will be sent out to the membership. It was then decided to post the results on the website.

Manager's Report – Eileen Walsh: Eileen suggested sending out a post card announcing the new website, and also the survey results. **Motion** by Barb to send out a post card to the membership announcing the new website, and advising that the survey results will be posted on the site; seconded by Karla. **Motion passed unanimously.** Eileen advised that CitrusScapes has terminated their contract with FEPOA. A new company is needed to do the trimming around the neighborhood, and to maintain the area around the Fairview sign. Eileen has been getting calls regarding undeveloped lots with trees that may potentially fall onto a neighbor's house. She explained to the callers that it was not FEPOA's responsibility to take care of the trees, but that she would send out a notice to those lot owners. Eileen then brought up mailboxes. Marcy explained that

FEPOA pays for one mailbox only per house, with a letter to Ace hardware signed by her, for the purchase only (installation is on the property owner) of the molded plastic mailbox with two newspaper slots (at a cost of \$75.00), which the majority of homes have. However, property owners can put up whatever mailbox they choose. A property owner had already purchased a mailbox and submitted a receipt to Eileen for reimbursement. The receipt included installation. Eileen will get a more detailed receipt to determine how much the mailbox cost.

ACB Report – Judy Whitney: Judy stated a home on Tyrone has a driveway column that has been in shambles for over a year. FEPOA has sent the final notice with no response. This letter said that FEPOA will have the column fixed and lien the property. An estimate is needed before any decision can be made. **Motion** by Sarah to get a quote to fix the column; if it is \$5,000.00 or less, go ahead and have it done and bill the homeowner or place the lien. Seconded by Karla. **Motion passed unanimously.** Eileen will get estimates. This property also has overgrown lawn and shrubs.

New Business: Community Sign – Design and Stone Work – Dan has contacted Colony Stone & Plastering, Inc., for the stone work (square off the columns; add stacked stone; add ball on columns; spray coquina shells (stucco) on columns); and Sandpiper Sign for the new sign, and has received proposals from both, which were forwarded to the Board. **Motion** by Karla to approve Colony Stone’s proposal; seconded by Sarah. **Motion passed unanimously.** Regarding the sign itself, after discussion, a **motion** was made by Karla to go with Sandpiper’s Option A: “Apply two sealer coats and two color coats on to existing stucco wall. Install two-layered acrylic plexi lettering with acrylic logo on dimensional standoffs...\$2,485.00 + applicable sales tax.” Seconded by Sarah. **Motion passed unanimously.** Eileen will check on each company’s certificate of insurance. Dan will contact both companies tomorrow, and will have them send contracts to Eileen.

Spectrum Bulk Services – Mark has been trying to get a proposed contract from Spectrum, and is supposed to receive it tomorrow. This contract is supposed to answer all our questions. Dan recapped the Spectrum proposal – Spectrum is offering \$60.00 per month, per household (not including vacant property), for television and internet (telephone will be separate), but wants every household to sign up for five years, or no deal. The only way to opt out would be if a household had blind and deaf people living there, with no sighted or hearing persons living there. This would mean \$720.00 per year, per household, including snow birds (no reduced rate for months not living here), for which FEPOA would be responsible, plus the \$75.00 FEPOA yearly assessment. Dan suggested notifying all homeowners, and stated it would take a two-thirds (2/3) majority to pass. Marcy brought up owners who don’t yet have a house built. If the proposal passed, they would have to take the package when they built a house (without having had a say in the issue beforehand). There is also the

history of not enough FEPOA members responding to get anywhere near a majority. It was also stated that in hard times, the first thing to go is cable and internet service to save money, but if there was a contract, no one could opt out. It was also mentioned that this would be forcing households to have something, that in many cases, they didn't want or need. This situation was likened to the effort a few years ago to get neighborhood-wide trash service. There is also the resale value to be considered. A \$795.00 annual fee could be a deterrent. Eileen advised that this doesn't have to be done right away. The issue can be presented at the February 2019 Annual Meeting. The contract should specify just what FEPOA would be obligated to. Eileen said the issue could be voted on at the Annual Meeting. From now until then, everyone who has Spectrum would have to pay retail price. The Board cannot increase the assessment to this extent without going to the membership. However, bulk cable with Spectrum is considered a service, not an assessment, and cannot be added in to the assessment. No one on the Board would vote for the Spectrum contract. The issue was tabled until next month. Eileen doesn't yet know what the retail price will be.

Director Position Vacancy – **Motion** by Karla to remove Ray Tobias from the Board; seconded by Hank. Discussion: Mr. Tobias never received Board Certification training, and has only called in to two meetings (he lives in another state). Sarah recalls joining the Board in February 2017, the same time as Mr. Tobias, and being told by Laila Whitaker of Villages Services that she would have to take the Board Certification training. **Motion passed unanimously.** There is now a Board vacancy. Eileen will send resumes she has received to the Board for a vote at the next meeting by unsigned ballot. **Motion** by Barb for Eileen to send resumes to Board members; put the vacancy announcement on the website; and for an unsigned ballot vote to be held at the next meeting; seconded by Jackie. **Motion passed unanimously.** (The newly-appointed person will only fill the position until the end of Tobias' term - 2020.)

Old Business: Website – See discussion under Treasurer's Report, above,

Board Member Comments: Jackie asked about the Board member certification class. Eileen will notify the Board soon.

Guest Comments: Tom Moore has lived here since December 1992. He has been dealing with Villages Services and Spectrum regarding service to his home. He agrees that the majority will not sign up for a five year contract. The Hadleys had a discussion with Judy regarding a new garage.

Setting Date of Next Meeting: Motion by Barb to move the next meeting to the second Tuesday of next month, July 10. Seconded by Jackie. **Motion passed unanimously.** Next meeting is Tuesday, July 10, 2018, 7:00 p.m., at Villages Services, 2541 N. Reston Terrace, Hernando.

Adjournment: Motion to adjourn by Sarah; seconded by Karla. **Motion passed unanimously.** Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Marcy M. Sigurdson, Secretary

Approved: _____

Date: _____