

FAIRVIEW ESTATES PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS (BOD) MEETING MINUTES
May 2, 2023

<u>Directors:</u>	<u>Present:</u>	<u>Absent:</u>
Dick Blair	X	
Jackie Duval	X	
Kevin Amedick	X	
Mark Conley	X	
Ray Wolfel	X	
Jim Roosevelt	X	

Call Meeting to Order: Meeting was called to order at 3:00 p.m. by Ray Wolfel, at the VSC Offices, 2541 N. Reston Terrace, Hernando, FL 34442. A quorum of the Directors was present.

Introduction of Guests Present: (6) in person
Barb Lauer (Aztec Resident)
Marcy Sigurdson (N Indianhead Resident)
John Loop (Webmaster) (Ridgefield Dr Resident)
Fred Rice (N Little Dove Resident)
Tim Reynard (N Indianhead Resident)
Ron Campo (Longvalley Resident)

Approval of Minutes as presented on the Fairview Estate Webpage:

Motion to approve the April 4, 2023 BOD Meeting Minutes as revised and posted on the website made by Dick Blair, seconded by Mark Conley, and unanimously approved.

President's Comments - By Ray Wolfel:

Ray confirmed that we did in fact have a Quorum with 6 directors present.

Motion to accept the withdrawal of Suzanne Alley as chair of the Welcome Committee per her withdrawal letter dated April 10, 2023 made by Jim Roosevelt, seconded by Kevin Amedick, and unanimously approved.

Discussion ensued introducing Ron Campo and presentation of his Volunteer form to the BOD.

Motion to appoint Ron Campo as a Director to fill vacant Board seat 6-B made by Dick Blair, seconded by Jim Roosevelt, and unanimously approved.

VSC filed the State of Florida Annual Report due prior to May 1st on April 25, 2023.

Discussion ensued about creating an email appeal to the members soliciting volunteers to serve on the Board and ACB. Jackie Duval sent a draft to Ray Wolfel for consideration but it must be resent, and if deemed appropriate will be provided to the BOD at the next meeting.

Discussion of Board seat members at current requirement of 9 or reduce to 7 was discussed. Ray will provide more information at a later date.

Discussion of the Alliance CAS Collection Agency Documents previously sent to the BOD for review resulted in the decision not to employ a collection agency against our members.

Discussion about the dog attack at Lot A-037 on Whitecloud on Monday, 2023-04-17 indicated the matter was being handled by the parties involved. No action is required of the Board.

Financial Report – By Dick Blair:

Motion to approve April, 2023 Final Financial Statements made by Dick Blair, seconded by Jackie Duval, and unanimously approved.

There are currently 19 members with unpaid assessments. All were sent a 2nd (NOLA) Notice of Late Association Fees. The next action is to send a Notice of Intent to Lien to those currently 5 months late on payment.

Motion to send demand letters (Notice of Intent to Lien) was made by Dick Blair, seconded by Ray Wolfel, and unanimously approved.

Discussion ensued about moving FE excess funds into a Truist CD was considered. Dick Blair will check with Truist about setting up two \$30,000 CDs, one for 6 months and one for 12 months. Dick will report back to the Board next meeting.

Roads and Grounds Report – By Kevin Amedick:

Kevin reported that the roads and grounds are in generally good condition.

Discussion ensued about the entry monument landscaping and irrigation tweaks.

Five or six failed Pentas were replaced free of charge by an anonymous donor and some changes were made to the sprinkler schedules to support the new plants.

Kevin contacted the county to review the necessity of additional stop signs at some intersections. This may take the county several months, so this item will stay on the agenda for the time being.

Landscape Committee Report – by Kevin Amedick:

Kevin indicated that the committee is short a member, but he and Barb Lauer are currently handling the committee. There is still a need for a volunteer.

Discuss replacement of Duke Energy Flag light with an LED. Scott Granger was instrumental in contacting Duke on behalf of the Association directors and handled this issue.

ACB Report – By Ray Wolfel:

Ray indicated that so far this year there have been 19 requests for approval and 17 were approved. We currently have 1 outstanding violation. The ACB has 4 areas of concern which are still being watched for corrections before official action is taken.

An email received from a member was discussed and will be considered by the ACB members if further action is needed.

Ray indicated the preapproval process is working well, with site visits made if necessary and approvals formalized during the regular monthly meetings.

Welcome Committee Report – By Marcy Sigurdson:

Motion to appoint Marcy Sigurdson as Chair of the Welcome Committee made by Dick Blair, seconded by Kevin Amedick, and unanimously approved.

In April no potential Welcome visits were attempted as the committee was in the process of reorganization. The new members are Marcy Sigurdson, Barb Lauer, Gena White and Nancy Campo.

The Fairview Estates Annual Garage Sale is still under consideration. Recent information has come to light that funds thought to be available for the sale may not be used for this purpose. The committee is considering ways to handle the sale without association funding for costs or advertising and mailing. They are still considering a date in the fall, if possible.

Covenant Review Sub-Committee Report – By Ray Wolfel:

Ray indicated that as chairman he has identified two areas, so far, for the committee to address. Those are a possible Firearm Discharge Covenant Revision and a Quorum Covenant Revision for Board of Director Meetings if we are unable to find more residents willing to become directors. Both matters are still under consideration by the committee.

A resident discussed concerns about the possible Firearm Discharge Covenant Revision. Additional considerations were discussed and will be taken under advisement by the committee before a final draft of the revision, if any, is issued to the BOD for review. Any changes considered by the board would need to be approved by the membership at the next annual meeting. Those registered with the website will be notified of any meeting set up to discuss this specific concern or any possible revisions to our documents.

Nominating Committee Report – None:

Manager's Report – by Erica King:

Finance Report:

- April 2023 financial statement were sent to the Board on May 1, 2023

Home & Lot Sales since last meeting: Welcome packets mailed

- 4051 Indianhead
- 4292 Longvalley
- 4280 Longvalley
- 4264 Longvalley
- 3681 Indianhead

Updates:

- Meeting signs were posted in the community on Friday, April 28, 2023.
- Postcard notifying the membership of the Utility Trailer covenant change recordation was mailed.
- Corporate annual report for 2023 is accurate and completed.

Upcoming Meetings:

- ACB Meeting: May 9, 2023 @ 1:00 pm at VSC Office
- Board Meeting: June 6, 2023 @ 3:00 pm at VSC Office

Aged Owner Balance

There are 19 owners currently delinquent in the payment of their association dues. An additional late letter was mailed to these owners. The furthest VSC can go is to send a NOLA letter. An attorney must send the 45-day intent to lien letter, and file the lien. VSC cannot legally do this. I have emailed Anne Hathorn to find out what the charges are and am waiting for her response.

Unfinished Business:

New Business:

Ray Wolfel discussed his decision to step down at the ACB Chairman so he could spend more time on his Presidential duty requirements. Jim Roosevelt a current member of the ACB committee has volunteered to step up as the Chair.

Motion to appoint Jim Roosevelt as Chair of the ACB Committee made by Ray Wolfel, seconded by Dick Blair, and unanimously approved.

Board Member Comments: - None

Date of the Next BOD meeting: June 6, 2023 at 3:00 p.m. at Villages Services.

Adjournment:

Motion to adjourn made by Dick Blair and seconded by Jim Roosevelt. Meeting adjourned by unanimous vote at 4:14 p.m.

Respectfully submitted By:

Jackie Duval, Secretary

Approved by the membership as written above on: _____