

MINUTES OF THE
Fairview Estates Property Owner's Association
Board of Directors Meeting
Tuesday September 5 , 2023

The Fairview Estates Property Owners Association Board of Directors meeting was held at Villages Services on September 5, 2023, and was called to order at 2:42 pm by President Ray Wolfel. A quorum of the Directors was present. A quorum was established.

Attendees:	Present:	Absent:
Jim Roosevelt	X	
John Loop	X	
Dick Blair	X	
Jackie Duval	X	
Marcy Sigurdson	X	
Mark Conley	X	
Ray Wolfel	X	
Kevin Amedick	X	
Geri Bond, CAM VSC	X	
Ron Campo		X

Approval of the August 1, 2023 BOD Meeting minutes as presented with the amended changes: The Board would like to add the three Board members that did vote a no on the Covenant change regarding the Firearm Discharge Revision.

Motion By: Dick Blair to approve the minutes; Seconded By: Jim Roosevelt; **All in favor, motion carried (8/0).**

President's Comments - Ray Wolfel: None

Financial Report – Dick Blair:

MOTION was made by Dick Blair to accept the financial report for August 2023, seconded by Ray Wolfel. **All in favor, motion carried (8/0).**

- Discussion was made by Dick Blair to proceed with the 7 delinquent accounts receivables to have the Liens placed. After discussion it was decided that Dick Blair would make phone calls to these delinquent owners to see what the situation was before proceeding with the Intent to Lien letters.

Budget Committee Report – Dick Blair:

- Review of the proposed 2024 budget was discussed. The Board wants Kevin Amedick, Ground Committee Member, to bid out mowing for the 8 intersections in Fairview. It was overstated in the current bid of 27. Ray Wolfel will prepare the specifications for the bids.
- Discussion for the 2024 assessment was discussed. Would like to maintain the current \$75 a year assessment for 2024, however need to notify the homeowners that 2025 there will be an increase due to the economy.
- October 3rd will be the Budget Meeting where the budget will be presented & approved by the Board of Directors.

Roads and Grounds Report – Kevin Amedick:

Discussion was made regarding the past leak that was present near the sign. The Board believes it was in the month of July. Kevin Amedick will proceed with this issue to see if there was a large increase in water usage to contact the company to see if the Association can get credit from Citrus County Utilities for some of the usage due to the leak.

Landscape Committee Report – Kevin Amedick:

Discussion was made regarding the County trimming of the overhanging tree limbs onto all roads. The board will continue to monitor when they notice the County doing this project.

There were some Board Members and homeowners who felt that the entrance sign does not represent the association well. Their thoughts the sign needed more colorful plantings. Large plants need to be planted in the back so not to block the smaller plants.

VSC Contract Review Committee:

VSC presented an addendum to their contract for a 10% increase for the year 2024. Mark Conley requested a few changes to the addendum for which Geri Bond will amend and resubmit to the Board.

Welcome Committee Report – Marcy Sigurdson: Discussion was made that the committee visited one new homeowner during the month of August. The committee would like to receive all new deeds as well as the disclosure that is signed by the new homeowner at closing.

Website Report – John Loop: Discussion was made by John Loop to have the webmaster create a slide show on the home pages of Fairview Estates. It was also discussed to place homes for which the exterior of their home is exquisite.

MOTION was made by Ray Wolfel, to accept the expense of \$200 to create this slide show onto the website, seconded by Dick Blair. **All in favor, motion carried (8/0)**

ACB Report – Jim Roosevelt:

Discussion was made regarding how many requests the Committee has received thus far this year. Approximately 39 requests have been received with 18 of them pre-approved prior to the meeting. For the month of August there were 8 requests received, and thus far for the month of September the Committee has received 5 requests as of this meeting date. Regarding violations within Fairview Estates, there have been 10 courtesy letters sent, along with an additional 6 letters sent prior to this meeting.

Covenant Review Committee Report:

The approval of the Firearm Discharge revision has been tabled to October 3rd after the discussion with the Board members and homeowners that attended the meeting. The discussion was to get a legal opinion from Anne Hathorn to make sure the Association will not have any liability if they proceed with this revision. Homeowner Linda Gasko attended the meeting with paperwork to support her position that the association should not proceed with the revision (Statute 790 & Statute 790.3). Board member Jackie Duval presented a Letter of Opposition to the Board regarding the proposed new covenant.

Manager's Report – Lisa Dobyanski:

There was no managers' report given since Erica King resigned August 13th and new Cam Lisa Dobyanski started August 14th.

Old Business: None

New Business: None

Additional New items for next meeting: Place on agenda Landscaping Front Entrance Sign

Adjournment:

Motion to adjourn made by Dick Blair to adjourn the meeting at 4:44PM and seconded Ray Wolfel. **All in favor, motion carried (8/0)**

Respectfully submitted By:

Geri Bond, CAM

Approved by the membership as written above on: _____