

FAIRVIEW ESTATES PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS (BOD) MEETING #2 MINUTES
April 4, 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 3:06 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)
Jon Richards (N Mayan Dr)
Peter Wierzbicki (N Mayan Dr)
Melody Matsyk (Aztec)

Approval of Minutes as presented on the Fairview Estate Webpage:

Motion to approve the March 7, 2023 BOD Meeting Minutes made by Dick Blair, seconded by Jackie Duval, 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 resignation of Marion Alley as director per his resignation letter dated March 14, 2023 made by Dick Blair, seconded by Jim Roosevelt, and unanimously approved.

Motion to accept the withdrawal of Suzanne Alley as member of the ACB per her withdrawal letter dated March 14, 2023 made by Dick Blair, seconded by Kevin Amedick, and unanimously approved.

Discussion to authorize the printing of 100 new Covenant booklets necessitated by the Annual Meeting addition of the utility trailer prohibition.

Motion to authorize the printing of 100 new Covenant booklets for a price of \$103.88 made by Dick Blair, seconded by Kevin Amedick, and unanimously approved.

Further discussion included possible nominations for the board position of Vice President.

Motion to accept Dick Blair to the position of VP made by Ray Wolfel, seconded by Jackie Duval, and unanimously approved.

VSC is still working on the State of Florida Annual Report due prior to May 1, 2023 deadline, but has indicated it is on track for timely completion and filing.

Discussion ensued about creating an email appeal to the members soliciting volunteers to serve on the Board and ACB. Jackie Duval will send a draft to Ray Wolfel for consideration and editing, if necessary, to be provided to the BOD at the next meeting.

Ray would like to add a discussion of possible file name standardization for the Association Files, and asked board members to consider same. Comments or suggestions are to be discussed at a future date.

Financial Report – By Dick Blair:

Motion to approve March, 2023 Final Financial Statements made by Dick Blair, seconded by Ray Wolfel, and unanimously approved.

There are currently 24 members with unpaid assessments. A clarification to the minutes from last month about those who only owed the \$1.11 interest fee had the interest waived. These included paid members only whose interest billing may have crossed in the mail. All others were sent a 2nd (NOLA) Notice of Late Association Fees.

Roads and Grounds Report – By Kevin Amedick:

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

Kevin indicated he will contact 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 may be short a member.

Several of the plants cut back after the frost are showing new growth Kevin will contact the plant vendor to make a determination if some will need to be replaced, and if so, will ask them to replace them as they were intended to be frost tolerant. We may need to add some plants, but Kevin will report his findings next month for considered action.

ACB Report – By Ray Wolfel:

The Board accepted the resignation of Marion Alley as the Chairman and Covenant Secretary to the ACB.

Motion by the Board to appoint Ray Wolfel as the Chairman and Covenant Secretary to the ACB made by Dick Blair, seconded by Jim Roosevelt and unanimously approved.

Ray indicated that so far this year there have been 12 requests for approval and all have been 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.

Welcome Committee Report – By Suzanne Alley:

In March seven potential Welcome visits were attempted. Three visits were completed with Welcome Packages provided and three visits are in progress with one follow up card were left on an unanswered door.

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.

Jon Richards spoke of a firearm incident recently that should be considered when discussing the Firearm Discharge Covenant Revision. In this case police were summoned and discussed the discharge with the homeowner. Several additional considerations were discussed and will be taken under advisement by the committee before a final draft of the revision is issued to the Board for review.

The matter of the Quorum Covenant Revision is still under consideration by the committee.

Nominating Committee Report – None:

Manager's Report – by Erica King:

Finance Report:

- March 2023 financial statement were sent to the Board on April 3, 2023

Home & Lot Sales since last meeting:

- 4331 N Longvalley Road

I need to send welcome packets to the following properties once we have updated booklets:

- 4090 N Ringwood
- 4353 N Indianhead Road
- 698 E Foresthill Place
- 722 E Foresthill Place
- 4331 N Longvalley Road

Updates:

- Meeting signs were posted in the community on Friday, March 31.
- Fairview Integrated, Amended and Restated Declaration of Restrictive Covenants and Easements (Document Version 4.0) taken to the Clerk of Courts office and recorded in the proper format, VSC has paid for this expense. Date of filing is March 17, 2023 – postcard notifying owners needs to be mailed within 30 days
- No further updates regarding the Lot L-002 property
- Corporate annual reports are due by May 1, 2023

Upcoming Meetings:

- ACB Meeting: April 11, 2023 @ 1:00 pm at VSC Office
- Board Meeting: May 2, 2023 @ 3:00 pm at VSC Office

Aged Owner Balance

- There are 24 owners who have not paid their 2023 assessment to date. NOLA Letters (Notice of Late Assessment) were mailed giving owners until 4/2/2023 to pay. The Board has 3 choices:
 1. Send each account to attorney Anne Hathorn for collection efforts. (Anne charges based on each letter she sends for each account)
 2. Look into Alliance CAS (Association Collection Company) Alliance does not charge up front.
 3. Keep sending late letters
- Any owners who had a balance under \$10 was waived per the Board.

Unfinished Business:

Entry monument Flag Illumination –Kevin Amedick and Ray Wolfel will check on the Duke Energy pole light at the monument. It does not illuminate at night when our flood lights are on. These will be reviewed and adjusted as necessary. This item shall be

moved to the Landscape Committee's Reporting next month. Committee members include Marci Sigurdson, Barbara Lauer and is chaired by Suzanne Alley.

Fairview Estates Annual Garage Sale –Further discussion will ensue at the Welcome Committee's upcoming meeting. The committee will probably consider a fall date if possible. This item will be moved to the Welcome Committee's Reporting next month.

New Business:

The new covenant to the Documents has been rerecorded with necessary corrections. The costs of same was born by VSC. The membership needs to be advised of this new update to the documents.

Motion to approve mailing a postcard announcement, as provided to the Board, to the membership at a cost not to exceed \$450 made by Dick Blair, seconded by Mark Conley, and unanimously approved.

Board Member Comments: - None

Date of the Next BOD meeting: May 2, 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 4:05p.m.

Respectfully submitted By:

Jackie Duval, Secretary

Approved by the membership as written above on:_____