

RVIEW ESTATES PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS (BOD) MEETING MINUTES
 June 6, 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	
Ron Campo	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.

Ray confirmed that we did in fact have a Quorum with 7 directors present.

Introduction of Guests Present: (8) in person

Barb Lauer (Aztec Resident)
 Marcy Sigurdson (N Indianhead Resident)
 John Loop (Webmaster) (Ridgefield Dr Resident)
 Fred Rice (Little Dove Resident)
 Christine Hardenter (Visitor)
 Rose Dodson (Visitor)
 Jim Hines (N. LongValley Resident)
 Melody Olmstead (N. Aztec Resident)

Approval of Minutes as presented on the Fairview Estate Webpage:

Motion to approve the May 3, 2023 BOD Meeting Minutes as revised and posted on the website made by Dick Blair, seconded by Jim Roosevelt, and unanimously approved.

President's Comments - By Ray Wolfel:

Discussion ensued introducing John Loop and presentation of his Volunteer form to the BOD.

Motion to appoint John Loop as a Director to fill vacant Board seat 7-C made by Dick Blair, seconded by Mark Conley, and unanimously approved.

Discussed one remaining board seat 9-C. A discussion of Board seat members at current requirement of 9 or reduce to 7 was discussed in the May meeting, but since we have filled the majority of our open seats, this will not be considered at this time.

In addition, Marcy Sigurdson expressed interest in filling board seat 9-C, and was asked to submit a volunteer form to the board for consideration at the next BOD meeting.

Discuss the possible cancellation of the Board meeting in July. Jackie Duval indicated the only pressing item that needed work would be the Association Contract negotiations, but suggested that should be followed up by the Committee and progress reported at the August BOD meeting.

Motion to cancel the July, 2023 BOD meeting made by Kevin Amedick, seconded by Ray Wolfel, and unanimously approved

Discussion of new state statute 720.3045 which takes effect on July 1, 2023 regarding flags and storage lots in FE. The regulation as passed does not seem to pose additional requirements for the Association to make any changes to our covenants at this point, but this issue will be discussed by ACB and monitored closely.

Discussion ensued about creating an email appeal to the members soliciting volunteers to serve on the Board and ACB. Ray Wolfel is reviewing various drafts sent for further consideration to be presented to the Covenant Review Committee for consideration, and will be provided to the committee at their next meeting.

Financial Report - By Dick Blair:

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

There are currently 15 members with unpaid assessments. All were sent a Notice of Intent to Lien to those currently 5 months late on payment.

Discussion ensued about moving FE excess funds into a Truist CD. Dick Blair indicated Truist could provide a 7-month CD at 5%, and a MM rate of 3.5%. He will arrange for the MM to be changed to a 3.5% account with no change in account numbers. He also made a recommendation to place monies in the CD.

Motion to move \$50,000 from the MM account to the 7-month CD at 5% made by Dick Blair and seconded by Ray Wolfel and unanimously approved.

Roads and Grounds Report – By Kevin Amedick:

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

Kevin contacted the county prior to the May BOD meeting to review the necessity of additional stop signs at some intersections. He had not heard back from them as of the June BOD meeting. 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. A possible volunteer spoke to Kevin after the meeting and was asked to submit a volunteer form.

The irrigation system at the sign was discussed as the timer's schedule time has been changed. Ray and Kevin will reset the drip system to every other day and the sprays to 3 days per week. The lawn sprinklers remain at the required once per week.

VSC Contract Review Committee by Mark Conley:

Ray will speak to Geri Bond of VSC to solicit a draft contract for review by the Contract Review Committee soon. It was also suggested that the committee may want to start shopping for an alternate provider in the event we are presented with another large increase this year.

Welcome Committee Report – By Marcy Sigurdson:

In May 4 welcome visits were attempted. The committee completed 1 visit, and 2 residents not at home. One resident was in the process of moving in. The new members are Marcy Sigurdson, Barb Lauer, Gina White and Nancy Campo.

The Fairview Estates Annual Garage Sale is still under consideration. They are still considering a date in the fall, if possible. Marcy to give further updates as available.

Website Report- by John Loop:

John indicated that approximately ½ of current residents are registered with the website. He also discussed the concept of making the volunteer forms available on the website "fillable" and "submittable" on line. Approximate one-time cost will be under \$200.

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Motion to approve website improvement expenditure up to \$200 made by John Loop, seconded by Jackie Duval, and unanimously approved.

ACB Report – By Jim Roosevelt:

Motion to accept the resignation of Ray Wolfel from the ACB Committee per his Resignation letter dated May 19, 2023 made by Jim Roosevelt, seconded by Dick Blair, and approved by a majority, with 1 abstention from Ray Wolfel.

Jim indicated that so far this year there have been 23 requests for approval and all were approved. This month 9 courtesy letters were sent out in May, and 4 of those resulted in the concern being resolved. The other 5 concerns were still pending resolution at the end of May.

The ACB has determined that the new Waste Management cans are not being shielded well and pool equipment issues are being noted. The ACB advised the BOD that unshielded trash cans and pool equipment will be looked at closely over the next few months.

Motion to approve Bill Rogers to the Fairview Estates ACB committee made by Ray Wolfel, seconded by Jim Roosevelt, and unanimously approved.

Motion to approve Fred Rice to the Fairview Estates ACB committee made by Ray Wolfel, seconded by Jim Roosevelt, and unanimously approved.

Motion to approve Steve Morris to the Fairview Estates ACB committee made by Ray Wolfel, seconded by Jim Roosevelt, and unanimously approved.

Jim indicated all 8 positions are now filled but volunteer forms will be kept on file for anyone interested in filling a future vacant position.

Covenant Review Sub-Committee Report – By Ray Wolfel:

Ray indicated that as chairman he has been taking comments by members under consideration regarding a Firearm Discharge Covenant Revision. The final Draft Covenant is still not complete but will be discussed at a Board and Committee Workshop meeting scheduled for Tuesday 7/25/23 at 3:00 at the offices of VSC. The results from the 7/25 workshop will be presented and discussed at the August Board meeting.

Manager's Report – by Erica King:

Finance Report:

- May 2023 financial statements were sent to the Board on June 1, 2023

Home & Lot Sales since last meeting: Welcome packets mailed

- 1565 E Ridgefield
- 4022 N Baywood
- 3720 N Indianhead
- 3837 N Monadnock
- 4132 N Mayan

Updates:

- Meeting signs were posted in the community on Friday, June 2, 2023.

Upcoming Meetings:

- ACB Meeting: June 13 @ 1:00 pm at VSC Office
- Board Meeting: August 1, 2023 @ 3:00 pm at VSC Office (If you cancel July meeting)

Aged Owner Balance

- 14 members delinquent in amounts ranging from \$88.33 to \$104.23. Two parcels have legal issues that are being dealt with but the other 11 have received a Notice of Intent to Lien. The treasurer has notified the accountant to proceed with the lien process should any not be paid by 6/19.
- 1 member is delinquent interest only at this time.

Unfinished Business: None**New Business: None****Board Member Comments: - None**

Date of the Next BOD meeting: August 1, 2023 at 3:00 p.m. at Villages Services.

Adjournment:

Motion to adjourn made by Ray Wolfel and seconded by Dick Blair. Meeting adjourned by unanimous vote at 4:07 p.m.

Respectfully submitted By:

Jackie Duval, Secretary

Approved by the membership as written above on: _____