

MINUTES OF THE
Fairview Estates Property Owner's Association
Board of Directors Meeting
Location: 2541 N Reston Terrace, Hernando, FL 34442
Tuesday November 7, 2023

The Fairview Estates Property Owners Association Board of Directors meeting was held at Villages Services on November 7, 2023, and was called to order at 2:58pm by President Ray Wolfel. A quorum of the Directors was present. A quorum was established.

Establish a quorum and proof of notice: In attendance Ray Wolfel, Jackie Duval, Mark Conley, Kevin Amedick, Dick Blair, Marcy Sigurdson & Ron Campo. Absent were Jim Roosevelt & John Loop. A quorum of Directors was established. Notices of the BOD Agenda were duly posted Sat, Sept 30, prior to the meeting.

Guest Comments: None

Approval of the Meeting minutes:

October 3, 2023 as presented: – **Motion** was made by Dick Blair to approve the Oct 3, 2023 minutes, seconded by Jackie Duvall. **All in favor, motion carried (7/0).**

President's Comments - Ray Wolfel:

- The venue for the Annual Meeting was confirmed – same rate of \$100 Feb 6, 2024 @ 6pm Good Shepard Lutheran Church.
- Discuss 3 annual mailings – per discussion – there are only 2 mailings for the Annual Meeting.
- Discuss Tuscany Ranch status – Ray has been researching the process – not only can each member of the community speak for there can be an “intervenor” who may speak and present on behalf of the POA for 30min. Ray & John – to put out multiple emails to homeowners to where and when and how to participate/. **Motion** was made by Dick Blair to nominate Ray Wolfel to be the intervenor for the Fairview Estates POA at the Public Hearing on 12.7.23 (new date), seconded by Kevin Amedick. **All in favor, motion carried (7/0).**
- Discussion Spectrum Internet and TV- multiple comments about Spectrum and what is included or not and the Board felt that there was not enough information to make an informed decision for the community. – The Board decided to request that Mike Murphy – a representative would prepare and negotiate details as well as provide a copy of the actual contract for all to review and discuss. This will be taken up by the new Board next year.

Financial Report – Dick Blair

- Approve the Financial statement for Oct 2023. **Motion** was made by Dick Blair to approve the October 2023 financials, seconded by Ray Wolfel. **All in favor, motion carried. (7/0)**
- Discuss the Late Assessment property lien status. Per Lisa – there were 6 remaining members to have a lien applied to their properties. Per Lisa – 1 of the 6 paid, 2 additionally will be paid on/or before Friday 11.10.23 – which means – 3 properties will remain to go to the attorney for processing.
- The 2024 Annual Budget was approved at the 10.3.23 Board meeting. It will be included in the 1st mailing to the community.

Roads and Grounds Report / Landscape Committee report– Kevin Amedick:

- There are 8 to 9 Intersections to be trimmed/mowed – obtain an RFP for the mowing and trimming. – Kevin to oversee and to report back at next meeting.
- Christmas decorations are to be delivered to Kevin for installation at the front entrance sign.
- In February -Kevin to obtain 3-4 landscape quotes, including Fernandez for review.

VSC Contract Review Committee: Mark Conley**Welcome Committee Report – Marcy Sigurdson:**

- Update and results of the Community Garage Sale – The garage sale was very successful. 37 participants – wonderful social event in the neighborhood – excellent comments from everyone involved. The fee of \$10/ donation for the advertising was successful and would be a viable fee for next year as well. There were a few complaints about there being no maps for location of participants.

Website Report – John Loop: absent –

- It was discussed that the current website system may be antiquated – suggest changing or updating the website.

Covenant Review Committee Report: Ray

- Ray: Per the last meeting a letter of request was sent to Anne Hathorn for her legal opinion on the matters previously discussed. The board was sent all her responses via email. Ray stated that the Amendment would proceed as originally planned, and for a vote by the community. Both Mark Conley and Jackie Duval disagree that the emails do not constitute a “legal written response.”
- Ray asked Lisa to send Anne a request to put her responses into a written format on letterhead and anything else she sees fit to satisfy the Board on their concerns.

ACB updates: Jim - absent – presented by Ray Wolfel

- ACB – 10 requested applications: 1 new, 6 preapproved applications & 3 in process. YTD: 50 applications
- Discuss 3555 Annapolis for continued parking violations – Per Lisa – they have complied with the violation notice and will be submitting for widening of their driveway & adding parking.

Manager’s Report – Lisa Dobyanski:

- **Finance Report:**
 - Oct Financials were sent to the Board on 11.1.23
- **Home & Lot Sales for October 2023:** Welcome packets mailed
 - Only one home sold / closed in Oct 2023
 - 1768 E Tradewind Dr
- **Updates:**
 - Fairview ACB meeting will be held on Tues Nov 14, 2023 @ 1pm Villages Services Office
- **Upcoming Meetings:**
 - ACB Meeting: November 14 at 1:00 pm at VSC Office
 - Board Meeting: December 5 at 3:00 pm at VSC Office
- **Aged Owner Balance Updates:**
 - 6 owners remain delinquent in their 2023 assessments.
 - Of the 6 remaining homeowners - to lien applied to their properties.
 - 1 of the 6 paid
 - 2 additionally will be paid on/or before Friday 11.10.23
 - 3 properties will remain to go to the attorney for processing

Old Business: Reminder about the Holiday Social event at the Citrus Hills Tikki Bar Restaurant – Entertainment will be Mark Z. In addition, there will be flyers sent out and information on the website to aide with any questions. Please RSVP.

New Business:

Ray: There will be a Tuscany Ranch workshop here at Villages Services on Thursday, 11.9.23 at 3:00pm.

Adjournment:

- **Motion** to adjourn was made by Dick Blair to adjourn the meeting at 4:20PM and seconded Mark Conley.
All in favor, motion carried (7/0)

Respectfully submitted By:

Lisa Dobyanski, CAM

Approved by the membership as written above on:_____ by:_____