

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 1, 2020

<u>Attendees:</u>	<u>Present</u>	<u>Absent</u>
President - Dan Cashman	X	
Vice President – Jon Richards	X	
Treasurer – Ken McNally	X	
Secretary - Marcy Sigurdson	X	
Director – Jackie Duval		X
Director – Mark Conley	X	
Director – Barbara Lauer	X	
Director – Dick Blair	X	
Director – Kenley Smith	X	
Megan Briercheck, Villages Services		X
Erica Barker, Villages Services	X	

Call Meeting to Order: Meeting called to order at 6:00 p.m. by Dan Cashman. Meeting was held via Zoom conference call and in person at Villages Services.

Introduction of Guests: Scott & Robin Granger

Approval of Minutes of the November 3, 2020 Meeting: **Motion** by Jon Richards to approve the November meeting minutes; seconded by Kenley McNally; **motion passed unanimously.**

President’s Report – Dan Cashman: The lighting timer at the entrance sign needs to be changed.

Treasurer’s Report – Ken McNally: Total liabilities and fund balance as of 11/30/2020: \$156,728.62; Total reserves \$98,970.30; total revenue \$16.50 and expenses were \$3,224.59 for the month of November. **Motion** by Jon Richards to approve the financial report, seconded by Dick Blair and **passed unanimously.**

Roads and Grounds – Dick Blair: The big issue right now is weeds in the beds at the entrance sign area. Foreman Handyman services has not been doing a very good job. Cindy Hutchison weeded around the sign as her contribution to Fairview Estates. There was discussion of having Cindy Hutchison weed around the sign and pay her for her services, but hiring that individual homeowner would be a liability to the Association and it was strongly urged at the last Board Meeting to not hire her. If she were to hurt herself on the property, she could sue the Association. Anyone who is hired by the association to perform a task should be licensed and insured. The issue has been tabled until the next Board Meeting. There is a reflector near the fire hydrant at Aztec and Indianhead that is missing, Barbara Lauer will contact the county to get it replaced.

ACB Report – Ken McNally: There is a new home on Indianriver that is pending approval. The minutes for the fining meetings that were held on November 23, 2020 were briefly discussed. No fines were levied.

Welcome Committee – Marcy Sigurdson: Updated welcome committee spreadsheet was presented to the Board. Due to Covid, an electronic signature was placed on the welcome letters.

Marcy would like to come to the office and sign the letters going forward. The covenant booklet is mailed to every new owner regardless of if it's a home or a lot owner.

Manager's Report – Megan Briercheck: One homeowner on Indianhead has been sent to attorney for foreclosure proceedings. **Motion** by Jon Richards to hold the annual meeting on February 22, 2021 at 6:00 PM at Tuscany on the Meadows, seconded by Barbara Lauer; **motion passed unanimously.** The Board would like to know how much it would cost to have cookies at the meeting. The Board would like to express in the annual package the importance of returning the proxy/ballot.

Old Business: The proposed Bylaw change regarding ACB was presented to the Board. Judy Whitney recommended that the definition also needs to be changed regarding who appoints the ACB members. Judy Whitney will present her proposed change(s) to the Board for the next Board Meeting. Jon Richards suggested changing the wording of "Co-Chairman" to "Vice-Chairman". **Motion** by Ken McNally to accept the Bylaw revision as presented, including changing "Co-Chairman" to "Vice-Chairman", seconded by Jon Richards; **motion passed unanimously.**

Motion by Ken McNally to appoint and accept MaryAnn Gehrke as a new ACB Committee member, seconded by Jon Richards; **motion passed unanimously.**

Robin Granger gave a website update: There is now an email signup across the top of the webpage. When a homeowner signs up they will be sent a welcome email. Jon Richards asked Robin Granger to add verbiage on the webpage to read: "We will not share or sell your personal information". The "Contact Us" link on the website was not working, emails were going to a non-existent email address and that has been corrected. Robin Granger suggested mentioning the email sign up in the annual package.

The homeless camp on a vacant lot on Tradewind was reported to the Citrus County Sheriff's Office, and a letter was sent to the homeowner, there will be an update on this at the next Board meeting. It was also mentioned that there is more four-wheeler activity in the community.

New Business: None

Setting Date of Next Meeting: The next meeting will be **January 5, 2021, at 6:00 p.m.**, location to be held via Zoom and in person at management office: 2541 N Reston Terrace, Hernando FL 34442.

Adjournment: **Motion** to adjourn the meeting by Barbara Lauer; seconded by Marcy Sigursden. **Motion passed unanimously.** Meeting adjourned at 7:02 p.m.

Respectfully reviewed and submitted,

Erica Barker, Community Manager
Megan Briercheck, Community Manager

Approved: _____ Date: _____