

FAIRVIEW PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 2, 2019

<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	
ACB Judy Whitney	X	
Megan Barker, Villages Services	X	
Erica Barker, Villages Services	X	

**Call Meeting to Order:** Meeting called to order at 6:00 p.m. by Jon Richards.

**Introduction of Guests:** None present.

**Approval of Minutes of the June 4, 2019, Meeting:** **Motion** by Barb Lauer to approve the June meeting minutes as written; seconded by Jackie Duval; **motion passed unanimously.**

**Correspondence:** None.

**President's Comments – Dan Cashman:** None, not present.

**Vice President's Comments – Jon Richards:** None.

**Treasurer's Report – Ken McNally:** Total liabilities and fund balance as of 06/30/19: \$173,220.34. Two (2) delinquent accounts (F-051 & M-005) are on Board hold currently. **Motion** by Ken McNally to send the two (2) delinquent accounts (F-051 & M-005) a 45 day intent to lien letter; seconded by Jon Richards; **motion passed unanimously.** Once the 45 day intent to lien letters have expired, the accounts will be sent to an

attorney of the Board's choice to file the lien. Megan Barker will do some research to find out how much it will be to file the lien and will have information ready at the August board meeting. The Board will continue to receive the association financial statements as previously sent.

**Roads and Grounds – Dick Blair:** The DRA has been mowed by the County and is now on rotation, which may vary due to rain. Kenley Smith mentioned that the road at the corner of Wedgewood & Baywood is breaking up; Dick Blair will contact Citrus County Road Maintenance to see what can be done. There are several utility poles that are in the county right of way that need to be trimmed around, the county will also be contacted regarding these poles. Resurfacing the roads is also on rotation, which should be done in 10-12 years. A landscape company has not yet been found to maintain around the stop signs, poles, and association entryways. Flowers at the main entrance will be replaced at the end of the week since they have died. Barbara asked if the flowers are being watered enough and they are set on a timer for the system. Jackie suggested drippers for the entrance where the flowers were at, however, Barbara does not suggest that as squirrels seem to be attracted to them.

**ACB Report – Judy Whitney:** Megan Barker presented a draft copy of a fining letter for violations that exceed the 2<sup>nd</sup> violation notice, which will be mailed certified and regular mail. The fine starts on the day that the letter is refused or accepted by the homeowner per the Post Office. For clarification, the Board imposes the fine; the fining committee at the set hearing date agrees or disagrees with the fine. Megan Barker will e-mail a revised and completed copy to the Board. **Motion** by Ken McNally to approve the use of this letter as revised; seconded by Dick Blair; **motion passed unanimously.**

**Welcome Committee – Marcy Sigurdson:** No report, not present. Barbara Lauer stated that Marcy is up to date. Marcy signs the welcome letter, the CAM sends out with welcome letter with a copy of the covenants to the new homeowners. Once Marcy is aware the homeowners are residing at the home, she will try and stop to visit the new owners and give them a welcome gift.

**Manager's Report – Megan Barker:** Megan Barker advised that there have been three (3) home/lot sales. Ten (10) other homeowner accounts

have already been sent a 45 day intent to lien letter, which expire July 22, 2019, which were approved at the June 2019 Board meeting.

**New Business:** None.

**Old Business:** Dog park issue is closed.

Revised list of eleven (11) proposed new street lights was presented the Board. **Motion** by Ken McNally to approve the list of eleven (11) streetlights with a cap of \$5,000.00 per light; seconded by Dick Blair; **motion passed unanimously.**

After a concern by Jackie Duvall regarding the cap amount on the new lights, Ken McNally and Dick Blair agreed to amend the motion.

**Motion** by Ken McNally to approve the list with a cap amount per light not to exceed an average of \$5500.00 per light; seconded by Barbara Lauer; **motion passed unanimously.**

**Board Member Comments:** Owner sent a “thank you” to Barbara Lauer for how well the Board conducted their last meeting.

**Guest Comments:** None, no guests.

**Setting Date of Next Meeting:** The next meeting will be **August 6, 2019, at 6:00 p.m.**, at Villages Services, 2541 N. Reston Terrace, Hernando FL 34442.

**Adjournment:** **Motion** to adjourn the meeting by Ken McNally; seconded by Jackie Duval. **Motion passed unanimously.** Meeting adjourned at 6:55 p.m.

Respectfully reviewed and submitted,

Megan Barker, Community Manager  
Erica Barker, Community Manager

Approved: \_\_\_\_\_ Date: \_\_\_\_\_