

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 3, 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	
Erica Barker, Villages Services	X	

Call Meeting to Order: Meeting called to order at 6:00 p.m. by Dan Cashman. Quorum established.

Introduction of Guests: Sign in sheet attached.

Approval of Minutes of the February 4, 2020 Meeting: **Motion** by Dick Blair to approve the February meeting minutes as written; seconded by Jackie Duvall; **motion passed unanimously.**

President's Report – Dan Cashman:

- Lots of weeds at the front entrance sign. **Motion** by Dick Blair to have Stype pest/lawn Control Company to spray for weeds at front entrance, not to exceed \$100.00 per treatment, second by Kenley Smith. **Motion passed unanimously.**
- Michelle Maidlow from Michelle's Accounting came in and explained that the association needs to lower their unrestricted funds balance below \$50,000.
- No pending lawsuits or projects at this time.
- Ken Bell (homeowner) spoke regarding the ongoing ATV issue in the community. Ken said that the best way to get to the end of this problem would be for Fairview Estates to file a formal complaint with the county. Citrus County Sheriff Office made contact with one of the owners of the nuisance ATV's, the owner stated he was unaware there was a problem and signed an agent agreement for his parcel, and the homeowner has given no one permission to be on the property. ATV traffic seems to be coming from the Citrus Springs/Beverly Hills area and seems to be drug related. New deputy in the area's name is Kyle Helfritz and he can be reached @ 352-560-1735.

Treasurer's Report – Ken McNally: Total liabilities and fund balance as of 2/29/2020: \$190,564.14; Total reserves \$104,970.30; Total revenue \$33,387.07 and expenses were \$3,789.57.

Roads and Grounds – Dick Blair: Foreman's submitted a bid to Dick Blair for weed eating at the entrance sign. **Motion** by Dick Blair to have one (1) visit per month at a cost of \$1200.00 per month, second by Barbara Lauer; **motion passed unanimously.**

ACB Report – Erica Barker: ACB Minutes attached.

Welcome Committee – Marcy Sigurdson: Warranty deed list given in Manager's Report

Manager's Report – Erica Barker:

Finance Report:

- Two accounts remain at the attorney: 3720 Indianhead and 4393 Indianhead
- 4393 Indianhead foreclosure has been dismissed by the bank – if owner doesn't pay within 60 days as granted by the Board, foreclosure action can be pursued by the association if they please.
- Home/Lot sales: Welcome committee spreadsheet provided to the Board.
- Board is waiting to send anyone to collections at this time. **Motion** by Dan Cashman to waive delinquent accounts in the amount of \$5.00 or under, second by Ken McNally. **Motion passed unanimously.**

Violation letters:

- 4120 N Ringwood – Overgrown garden corner property needs to be removed. Overgrown shrubbery and plantings on property need extensive maintenance. Property not being maintained in a neat and attractive condition.

Unfinished Business:

- Street lighting update – There is a homeowner that submitted a letter to the Board because they are against the street light near the property. The Board is being proactive with the streetlights to keep the community safe.
- Reserve spending update –
- Proposed spending letter – **Motion** by Dick Blair to approve the Draft letter to Fairview Estates homeowners that the Board is waiving the 2021 Annual Assessment of \$75.00 per lot for the year 2021 only, second by Jon Richards. **Motion passed unanimously.**

New Business: **Motion** by Jackie Duval to follow up with Kevin Shields (Shields Asphalt Coating) to obtain a final quotation and contract to do the project at a price not to exceed the initial estimate of \$6000.00 to place reflective house numbers on the roads in front of the driveways of each home, second by Barbara Lauer. Motion passed unanimously. Dick Blair will call Citrus County regarding the road paving. Jackie Duval contacted the fire department and they recommended black on white or white on black is the easiest for Emergency Services to see.

Board member comments: None.

Setting Date of Next Meeting: The next meeting will be **April 7, 2020 at 6:00p.m.**, at Villages Services, 2541 N. Reston Terrace, Hernando FL 34442.

Adjournment: **Motion** to adjourn the meeting at 7:30pm by Dan Cashman; seconded by Dick Blair. **Motion passed unanimously.**

Respectfully reviewed and submitted,

Erica Barker, Community Manager
Megan Briercheck, Community Manager

Approved: _____ Date: _____