

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 7, 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	
Judy Whitley- ACB	X	

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

Introduction of Guests:

Approval of Minutes of the December 3, 2019 Meeting:

Motion by Dick Blair to approve the December meeting minutes as written; seconded by Jon Richards; **motion passed unanimously.**

President’s Report – Dan Cashman:

- Booklet has been presented by Dan. Per Judy’s request a quick reference guide should be added.
- County supervisor knocked on Dan’s door and gave him his card and said, has no record as to who put the pole on his property or why it’s there? He also stated it’s in violation of county ordinance.
- New neighbor at 4051 Ringwood, has moved in.
- Annual meeting for next month is all set. Letters have gone out.

Treasurer’s Report – Ken McNally: Total liabilities and fund balance as of 12/31/19: \$184,683.72; Total reserves \$106,913.84; Total revenue \$3,904.13 and expenses were \$2,680.51. Revenue for the entire year totaled \$43,728 with expenses totaling \$31,749, leaving a net revenue of \$11,979 for the year.

A meeting with Michelle, of Michelle’s Accounting took place and she suggested we need to reduce cash balance or we may lose our non-profit status. Ideas – use money to place fence along property line on Morningstar: concerns were discussed as to who owns it as well as pro and cons. If it is county easement, it will be considered a separate parcel and should be researched on whether or not the County would have to grant Fairview the easement, and the cost to do so. This project may also require express consent of each homeowner if the fence should be placed on their property rather than the easement. Another suggestion was placing house numbers on driveways with stenciling and

paint for emergency purposes, since the county code requires it. Ken suggested we waive the assessment for 2021 and Board suggested, "Not a good idea". It was also mentioned since the Board has become more aggressive with violations, more funds should be placed into the legal reserve. Another suggestion was to use money to manicure the easements of all vacant lots. Dick will contact Foreman's for a bid to mow the easements of the vacant lots and Dan will work on getting bids for the fencing behind Morningstar.

Ken suggested we move 25k into a CD but no decision was made regarding that at this time.

Roads and Grounds – Dick Blair: Had nothing to report at this time.

ACB Report – Megan Briercheck: ACB met December 12, 2019 and had 9 approvals and 1 denial. The denial was for a fence (placing a wire fence in back and plastic in the front). There were 7 violations recorded and letters were sent. Judy of the ACB committee added ACB will be meeting this Thursday, January 9th and will go over ACB violation procedures and as to what is expected of the ACB members.

Welcome Committee – Marcy Sigurdson: Marcy was absent but Megan provided the Board with an updated warranty deeds list with new home/lot sales that Marcy will get in touch with.

Manager's Report – Megan Briercheck:

- Two accounts remain at the attorney (3720 Indianhead and 4393 Indianhead) and have been authorized to proceed with lien foreclosure as Approved by the Board.

Home/Lot sales:

Welcome committee spreadsheet provided to the Board of Directors.

Violation letters:

Current list of violation letters provided to the Board of Directors.

Updates:

- First notice of Annual Meeting has been sent.
- 45 day intent to lien letter was sent to Mr. Posila at 3837 Monadnock for the repainting of the home but it is my understanding the painting has been completed on the home. Would the Board like to proceed with the lien for violation? **Motion** by Dick Blair to waive the violation fine imposed at 3837 Monadnock, seconded by Ken McNally, **motion passed unanimously**. Megan will create a draft letter for Mr. Posila and send it to Jon Richards for review/approval.
- An owner at 4251 Little Dove has been permitted to flag 3 flags on his flag pole, which is not in accordance with the State Statute pertaining to flags. A decision needs to be made by the Board on how to handle this, either by following the State Statute and its regulations or revising the flag section to allow more than 2, different types of flags, etc. The Board has agreed to allow the owner at 4251 Little Dove to fly the 3 flags on their flag pole.

Unfinished Business:

- Street lighting update – Jon Richards received written approval for getting a tree removed in an owner's property in order to have the streetlight installed. One location has been moved for the streetlight and an updated list will be given to the Board. The invoice for the street light updates will be sent to Megan for payment. An owner submitted their concern for placing a

street light on Wedgewood, however, the street light will still be placed at its location selected by Duke Energy and the Board.

- 2020 Budget – Ken McNally has reviewed the 2020 Budget and there were a few changes made to the line items as presented to the Board. **Motion** by Ken McNally to approve the 2020 Budget as presented on 1/7/2020, seconded by Dick Blair, **motion passed unanimously.**

New Business:

- Draft letter regarding violations: changes were made and a final draft is in process. If approved with changes, the letter can go out with the second annual meeting notice by January 24, 2020. **Motion** by Ken McNally to add a sentence in the appearance letter to request owners seek permission from the ACB if they will be violating the covenants (trailer on property for more than permitted time, etc.) and approve the draft appearance letter, seconded by Barbara Lauer, **motion passed unanimously.**
- Blue lives matter flag – owner at 3757 Indianhead requested in writing the approval for the “Blue Lives Matter/ Thing Blue Line” flag and the covenants are not clear or specify which flags are allowed. It was mentioned that the “Thin Blue Line” flag could be considered political. The Board wants to make a distinction on what is deemed as flags and banners and tread very carefully as to “what is allowable”. The ACB can approve a waiver for more than two flags as listed in the State Statute, which are the American flag and two military flags, but the Board does not feel the “Thin Blue Line” or “Blue Lives Matter” flag is appropriate to display at this time. **Motion** by Ken McNally to deny the “Thin Blue Line” flags, seconded by Kenley Smith, **motion passed unanimously.** The owner will be notified in writing that his request to hang said flag was denied.

Board member comments: A board member asked about getting a resident list and the list can only be provided to Board members as the owners have not been given a chance to ask for their number/email to be given out in a directory form. This letter requesting permission, however, can be included in the second notice of annual meeting and then provided to the owners with who opted in to be a part of the directory.

Setting Date of Next Meeting: The next meeting will be **February 4, 2020 at 6:00p.m.,** at Villages Services, 2541 N. Reston Terrace, Hernando, FL 34442.

Adjournment: **Motion** to adjourn the meeting by Dan Cashman; seconded by Dick Blair. **Motion passed unanimously.** Meeting adjourned at 7:20 p.m.

Respectfully reviewed and submitted,

Megan Briercheck, Community Manager
Carmin Romero, Community Manager

Approved: _____ Date: _____