

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 4, 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	

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

Introduction of Guests: Timothy & Mary Ann Gehrke and Scott & Robin Granger.

Approval of Minutes of the March 3, 2020 Meeting: **Motion** by Ken McNally to approve the March meeting minutes as written; seconded by Dick Blair; **motion passed unanimously.**

President's Report – Dan Cashman: The front sign area is now being weeded thanks to Dick Blair by Foreman's Handyman Service; Dan thanked Megan for setting up the Zoom account for the Board to be able to meet; Dan thanked Jackie for working so hard with the vendor getting the home numbers painted on the road; Dan thanked Ken M., Judy, & the ACB for their hard work on the ACB and sending violation letters.

Treasurer's Report – Ken McNally: Total liabilities and fund balance as of 07/31/2020: \$168,428.55; Total reserves \$98,970.30; total revenue \$27.27 and expenses were \$3,410.97 for the month of July. **Motion** by Dick Blair to approve the financial report, seconded by Jon Richards and **passed unanimously.**

Roads and Grounds – Dick Blair: Dick received a quote from Foreman's Handyman & Lawn Service for weeding the flower bed at the entrance @ \$100/each month. **Motion** by Jon Richards to approve Foreman's to weed the front flower bed area for \$100/ each month, seconded by Jackie Duval, **passed unanimously.**

An owner asked if the edges of the road can be pushed back at the DRA's as the grass is encroaching onto the road and at this time the Board does not want to do that because it can become costly for the multiple DRA's.

The county is coming out to trim trees around the community.

ACB Report – Ken McNally: The ACB has been working hard reporting violations. 3837 Monadnock and 4120 Ringwood remain in violation of the covenants and Ken would suggest imposing a violation fine for those two properties. **Motion** by Ken McNally to fine 3837 Monadnock for debris on side of home, painting not completed, bricks on roof, not keeping property in a neat and attractive condition,

and to also fine 4120 Ringwood for removal of garden; shrubbery and plantings not being maintained, seconded by Mark Conley, **passed unanimously**.

Additional second notices will be sent for owners with roofs and driveways that have not been taken care of that have already been given a second notice.

Jon Richards reported a violation to Ken at 4322 Mayan and Megan will send a second notice for that as the violation for mowing and taking care of the weeds has not been completed.

Welcome Committee – Marcy Sigurdson: Because of the pandemic, Marcy has not been able to meet with new owners. She is sending letters to the owners asking them to contact her when they are comfortable to meet and bring their welcome packet and goodies.

Manager’s Report – Megan Briercheck:

- Two accounts at the attorney (3720 Indianhead – Biassou; 4393 Indianhead – Guzman/Ramsay): 4393 IH owner has NOT paid the balance due with the attorney. Would you like to proceed with foreclosure? 3720 IH has been paid. The Board informed Megan that 4393 has been listed for sale and suggests not pursuing foreclosure and see if the property sells.

- 4079 Baywood has an outstanding lien from 2017 (owes \$1014.92) – would you like to forward to the attorney for collection? **Motion** by Ken McNally to forward 4079 Baywood to the attorney for collection, seconded by Jackie Duval, **passed unanimously**.

New Business:

- Golf carts driving on road – Citrus County Sheriff’s Office should be contacted when they are seen driving in community; they are not registered and not permitted according to County code; Dan will place this information on the website and “Next Door” to notify the owners that golf cart driving is not permitted.

Comments from Guests:

- Gehrke – wanted to know when the streets were being repaved: Dick has contacted the County and a proposed list was given for repaving in the next two years and Fairview was not on the list. The owners would like to thank the Board and ACB for sending roof and driveway letters and doing their due diligence trying to keep the community in good standing.
- Grander – reports potholes to the County all the time; wanted to thank the Board for clarification on the house number painting on the road.

Setting Date of Next Meeting: The next meeting will be **September 1, 2020, at 6:00 p.m.**, location to be determined (either via Zoom or held in person at management office: 2541 N Reston Ter Hernando FL 34442).

Adjournment: **Motion** to adjourn the meeting by Dick Blair; seconded by Kenley Smith. **Motion passed unanimously**. Meeting adjourned at 6:56 p.m.

Respectfully reviewed and submitted,

Megan Briercheck, Community Manager

Approved: _____ Date: _____