

FAIRVIEW PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 6, 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	

**Call Meeting to Order:** Meeting called to order at 6:15 p.m. by Dan Cashman.

**Introduction of Guests:** Ken Dolan from the Fining Committee. Ken currently has 5 members for the Fining Committee and is waiting to hear from the Board on which properties will be fined. At this time, there are 3 members ready to be fined and will be discussed later in the meeting.

**Approval of Minutes of the July 2, 2019, Meeting:** **Motion** by Dick Blair to approve the July meeting minutes as written; seconded by Kenley Smith; **motion passed unanimously.**

**President’s Comments – Dan Cashman:** Dan would like to thank Jon Richards for covering for him at the last Board meeting when he was not able to make it.

**Treasurer’s Report – Megan Barker filling in for Ken McNally:** Total liabilities and fund balance as of 07/31/19: \$171,136.96; Total reserves \$106,913.84; Total revenue \$3,491.74 and expenses were \$2,116.31 for the month of July; Delinquencies will be discussed in detail during the Manager’s Report. **Motion** by Barbara Lauer to approve the financial report, seconded by Jackie Duval and **passed unanimously.**

**Roads and Grounds – Dick Blair:** Dick called the County regarding the telephone pole installed at a vacant lot and the County has no idea why it was installed and recommended he call Duke Energy. The front entrance water still needs to be looked at and made sure it is running correctly. Dick had his lawn care company look at the front entrance and quoted \$80/month to mow the front entrance only, no signs throughout the community will be taken care of as that should be the responsibility of the County. **Motion** by Dick Blair to hire Foreman Handyman Service to mow the front entrance are for \$80/month, **seconded** by Barbara Lauer, **passed unanimously**. Dick will also obtain a quote for going onto 4115 Longvalley and mowing, trimming, removing vines, etc. **Motion** by Dick Blair to approve up to \$1000 for Foreman Handyman Service to enter 4115 Longvalley after proper notification to the homeowner, **seconded** by Barbara Lauer, **passed unanimously**.

**ACB Report – Judy Whitney:** All violations have been resolved except for 3 properties that are ready to be fined. Kenley Smith reported that the new construction is leaving sand on the road and Judy will call the builder.

**Welcome Committee – Marcy Sigurdson:** Marcy is moving along with greeting new homeowners as warranty deeds are provided by Megan.

**Manager’s Report – Megan Barker:** Finance Report:

- 45 day intent to lien letters has expired for the following:  
4393 Indianhead - \$98.97  
3720 Indianhead - \$139.32  
3905 Longvalley - \$211.26

I was able to find a legal service agreement from 2017 with Donald Perrin out of Inverness. I called him to confirm this retainer was still effective and how much he would charge for liens: \$285/hour and he would agree to do liens only.

I also got a price for lien filing from Anne Hathorn, an attorney based out of St. Petersburg who we use regularly in our office: \$175 to file liens & actual cost of filing & her hourly rate of \$262.50.

- I researched the two delinquent accounts that were put on hold and discussed last month. Both accounts were put on hold as the Board at the time did not want to pursue foreclosure. 3851 Longvalley owes \$707.16 to the association and is 3 years behind on property taxes for \$1,004.34; 4079 Baywood is behind \$848.23 and is current on their property taxes. If

foreclosure was pursued I would recommend starting with the 4079 Baywood and see how it goes. Typical foreclosure fees range from \$2500-5000 from start to finish, but those charges are also back billed to the owners. Megan will research the Baywood property and make sure there is no mortgage, and if there is, if the account is delinquent.

Home/Lot sales:

3695 N Indianhead – home

1015 E Morningstar - home

Violation letters:

Fine notices are ready to be sent to 4393 Indianhead for parking; 3837 Monadnock for house repainting; and 4330 Indianhead for shrubbery not being maintained.

**Motion** by Dick Blair to use Anne Hathorn to file the liens on E-016, A-022, and F-056, **seconded** by Kenley Smith, **passed unanimously**.

**Old Business:** Fine letter – **Motion** by Jackie Duval to approve the fine letter, **seconded** by Kenley Smith, **passed unanimously**.

The 3 properties ready to be fined are going to be sent revised 2<sup>nd</sup> notices that include the notice of fine so that the owners are aware that if the problem is not corrected, the owner could face a fine. The 2<sup>nd</sup> notice does not currently state that.

**Setting Date of Next Meeting:** The next meeting will be **September 3, 2019, at 6:00 p.m.**, at Villages Services, 2541 N. Reston Terrace, Hernando FL 34442.

**Adjournment:** **Motion** to adjourn the meeting by Dick Blair; seconded by Kenley Smith. **Motion passed unanimously**. Meeting adjourned at 7:05 p.m.

Respectfully reviewed and submitted,

Megan Barker, Community Manager

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