

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 3, 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	
Megan Briercheck, Villages Services	X	

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

Introduction of Guests: Mr. & Mrs. Halsey as well as Mr. Bonard and his daughter, Mrs. Bygrave, attended the meeting.

Approval of Minutes of the November 5, 2019 Meeting: **Motion** by Barbara Lauer to approve the November meeting minutes as written; seconded by Kenley Smith; **motion passed unanimously.**

President’s Report – Dan Cashman: Dan would like to thank Jon Richards for running the Board meeting last month in Dan’s absence.

Treasurer’s Report – Ken McNally: Total liabilities and fund balance as of 11/30/19: \$161,278.85; Total reserves \$106,913.84; Total revenue \$3,489.43 and expenses were \$2,996.74 for the month of November. Ken would like to meet with Sharon/Michelle at VSC to discuss how the financials are posted each month. **Motion** by Barbara Lauer to approve the financial report, seconded by Kenley Smith and **passed unanimously.**

Roads and Grounds – Dick Blair: Dick received a quote from Foreman’s Handyman & Lawn Service for 8 spots to be cleared around the transformers @ \$90/each location. **Motion** by Barbara Lauer to approve Foreman’s to mow up to 10 locations for transformers throughout the community not to exceed \$90/ each location, seconded by Ken McNally, **passed unanimously.** Dick also mentioned that the flowers at the entrance look great.

ACB Report – Megan Briercheck: There has not been any ACB meeting since October. Ken McNally mentioned that the repaint at 3837 Monadnock has not been done by the end of November as promised by the owner. 1015 Morningstar still has their RV on the property but will have it removed in a few days when a storage spot opens up. Ken would also like to request that a general letter is sent to the membership as a friendly reminder to clean their driveways, roofs, pillars, etc. before a violation letter is sent to the individual owners. A draft will be created and sent with the membership within the next month or so once approved by the Board.

Welcome Committee – Marcy Sigurdson: A few owners have been left notes at their door to meet with the committee to welcome them to the community. The owners at 777 Whitecloud mentioned they did not receive a copy of the covenants and Megan will send them to the owners.

Manager’s Report – Megan Briercheck:

- Two accounts remain at the attorney (3720 Indianhead – Biassou; 4393 Indianhead – Guzman/Ramsay) and have not made payments to the attorney. 3720 IH paid what was owed to the Association but has not paid the attorney fees when a letter was sent from Anne with the payoff amount. Anne also reported no correspondence from 4393 IH regarding paying off the balance due. Anne wants to know if the Board would like to move forward with foreclosure proceedings on these two accounts. **Motion** by Ken McNally to proceed with foreclosure on the above mentioned properties, seconded by Jon Richards, **passed unanimously.**

Home/Lot sales:

Reflected on the warranty deed list provided to the Board.

Violation letters:

- 1015 Morningstar – RV is still on property, hidden away in back. Two notices have already been sent. Ken McNally has talked to the owners and they are scheduled to move the RV to a storage facility in a few days.
- 3788 Indianhead – 2 trailers on property & vehicle parked on lawn.

Updates:

- Has February 24th been booked at the Church for the annual meeting? VSC will need to send out the first notice of annual before the end of the month. Yes, the Annual is scheduled for February 24th at 6PM at Good Shepard Lutheran Church.
- Judy requested it is brought to the Board’s attention that Mr. Posila has not repainted his home by the end of November as he stated he would at the last meeting. She personally spoke to the owners on November 19th and gave them approval for their paint colors submitted, but the house remains the same and has not been repainted. The violation fine is still imposed on the property and should be converted to a lien. **Motion** by Ken McNally to impose the lien at 3837 N Monadnock for not repainting the home, seconded by Dick Blair, **passed unanimously.**
- Southern – Owners submitted their renewal for commercial general liability for \$1967.00. Last year the premium was \$1935 (there have been slight increases across all of Megan’s associations). Would the Board like to proceed with the renewal? It is due 1-1-20. **Motion** by Barbara Lauer to approve Southern Woods for the general liability coverage for the association, seconded by Jon Richards, **passed unanimously.**

New Business:

- 2020 Budget – Board would like to approve the annual assessment amount and continue to work on the Budget as there are line items that they would like changed and will be revised at a separate meeting with Ken McNally and Megan Briercheck. **Motion** by Jon Richards to approve the annual assessment to remain at \$75, seconded by Barbara Lauer, **passed unanimously.** The budget will be included in the second notice of annual package when it is approved at the January meeting. Mrs. Bygrave is not sure that the assessment has been paid at her lot, so Megan will check her account and call the owner to confirm.

Old Business:

Street lighting update – Jon Richards is working on 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.

Board member comments: Jon Richards would like to mention a bike rider incident at 845 Morningstar where a rider trespassed at 845 and when the owner confronted the biker and attempted to call the Sheriff’s Office, the bike smacked the phone out of the owner’s hand. The Sheriff’s Office has been given a report on the incident. Jon would also like to make the Board aware of pink tape on a lot on Morningstar where he was told the lot has been trenched and trees dropped.

Owners comments: Mr. & Mrs. Halsey received a letter for the removal of their political flag and would like to mention that there are other flags in the community that should not be permitted and Megan Briercheck will send letters to the owners when the flags are confirmed on those locations.

Setting Date of Next Meeting: The next meeting will be **January 7, 2020, 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 6:55 p.m.

Respectfully reviewed and submitted,

Megan Briercheck, Community Manager

Approved: _____ Date: _____