

FAIRVIEW PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 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	
Carmen Romero, 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:** Mr. Sigurdson and Mr. Guzman.

**Approval of Minutes of the January 7, 2020 Meeting:**

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

**President's Report – Dan Cashman:**

- Nothing at this time.

**Treasurer's Report – Ken McNally:** Total liabilities and fund balance as of 1/31/20: \$192,905.79; Total reserves \$104,970.30; Total revenue \$40,627.68 and expenses were \$4,963.13.

Dick asked if putting more money into another CD would reduce the reserve amount and it would not, it would actually increase because the CD's have interest that are built onto the balance throughout the year.

The installation of the street lights is also not going to significantly reduce the reserves because the lights are being rented and not purchased through Duke Energy like they have in the past. The Board would like to know if the rent could be paid years in advance and VSC will inquire about this.

**Roads and Grounds – Dick Blair:** Foreman's submitted a bid for mowing around stop signs, electrical boxes, street lights, and the vacant lot right-of-ways 2x/month for \$3500/month. After discussion, the Board thinks it could be reduced to once a month rather than twice. Jackie believes the owners may protest this charge because this work is supposed to be handled by the County (but they either don't do it or wait several months before doing it). Jon suggested only weed whacking around the boxes, lights, signs, etc. rather than mowing and weed whacking to reduce the cost.

Dick will go back to Foreman's and vet a revised bid for only weed whacking and mowing can be added on later. Jackie wanted to add a note that the vacant lots are all owned by individual owners and that in other communities, vacant lot owners were charged additionally for mowing because they

are responsible for their lot and the owners might not be happy with paying for someone else's vacant lot to be maintained by the association and their property is not because they have a home on the lot.

**ACB Report – Carmen Romero:** ACB meeting minutes provided to the Board from January 9, 2020. Ken mentioned a problem with AAA Roofing signs in the community that are remaining on properties when roofs are being replaced and Ken has called them twice to have the signs removed, if they are not removed, violation letters will be sent to the owners to have the signs removed.

**Welcome Committee – Marcy Sigurdson:** Warranty deed list given in Manager's Report but Marcy has not had a chance to visit the new owners as she has been sick.

**Manager's Report – Carmen Romero:**

Finance Report:

- Two accounts remain at the attorney (3720 Indianhead; 4393 Indianhead) and been authorized to proceed with lien foreclosure as Approved by the Board. 4393 Indianhead: attorneys found an open mortgage foreclosure on the property and does not recommend pursuing foreclosure but to keep the lien active so that the bank is made aware there are past due assessments owed on the property. Owner at 4393 IH attended the meeting and asked for two months to pay the attorney bill as he has been going through a hard time with his family and was not able to get anything else accomplished. **Motion** by Dick to allow two months variance for the owner to pay his past due balance, **motion passed unanimously.**

Home/Lot sales:

Welcome committee spreadsheet provided to the Board.

Violation letters:

Only one open violation for 3757 Indianhead with the Blue Lives Matter Flag, owner has been sent denial letter of the flag.

Updates:

- Second notice of Annual has been sent out.
- Fencing on Morningstar will have to be put on owner's property with their permission. At this time, this will no longer be considered by the Board and the matter is closed.

**Unfinished Business:**

- Street lighting update – street light installation will begin in March.
- Reserve spending update – Ken would like to draft a letter to the owners with their proposal for 2021 to not collect any annual assessments in order to not increase the reserves. This letter will not be sent to the owners until the end of 2020 and if no other suggestions are approved on how to spend the reserves money.

**New Business:**

- Jackie Duval – Jackie talked with Citrus County Fire Department regarding house numbers and they stated the colors needed to be high contrast and 6" big and they can be on the driveway at any place. Jackie also looked at different painting techniques and they suggested a black and white contrast to be reflective and easily read. Paint can also be purchased that have reflective beads but need to be done specifically in order to work and someone who knows how to do the beading, not to mention it can be pricey. Online research suggests the numbers be repainted ever 5-10 years in order to remain legible and reflective. Jackie also

researched pre-made numbers but they do not reach the 6” height and made a call into a commercial company that could offer a discount for buying the letters and has a one year guarantee. Dick suggested going to a road construction company that paint the yellow and white lines to see if they can give us a bid. Kenley suggested putting the numbers on the mailbox post but because some of the mailboxes are on the other side of the road and some are lined up in multiples, it would be better to put it on the driveway or the pavement right in front of the driveway.

- Barbara – someone called Dan and said that some of the flowers at the entrance were dead because of the frost and had weeds. The flowers are not “winter proof” but nothing will be done at this time.
- Dan – an owner in Fairview would like to come to the Annual and speak as he is running for Property Appraiser and Jimmy T. Smith would also like to come and speak as he is running for County Commissioner. Other board members do not suggest allowing this to happen as it is turning the annual meeting into a political meeting. **Motion** by Jon to not allow candidates to announce them at the annual meeting, motion not seconded, therefore it fails. Dick suggests limiting the time the speakers can talk and that the Board is not endorsing them, but anyone who is willing to address the board and owners should have the right to do so and that they will be available to speak to any owners at the end of the meeting and the Board is in agreement with this and approve this.

**Board member comments:** Not at this time

**Setting Date of Next Meeting:** The next meeting will be **March 3, 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.**

Respectfully reviewed and submitted,

Megan Briercheck, Community Manager

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