

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 5, 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 Jon Richards.

Introduction of Guests: Detective Jacob Chenoweth attended the meeting to address any concerns the Board has or updates to give. Jon Richards went into detail about the ATV's that are running through the neighborhood. Detective explained to the Board that they are riding in the 340 acres behind Fairview. The Sheriff's Office sent a letter to the owner of the property regarding the ATV's and no response was made from the owners. He stated that not much else could be done. Owners at the meeting stated that the ATV's have been spotted on Mayan Dr. and another owner reported that they are parking their trucks along a vacant lot in the community and unloading their ATV's there. If this continues to happen, the Detective suggests contacting the Sheriff's Office to build a report with the Sheriff's Office that would only benefit the case and make it easier for the Sheriff's Office to enforce as there is an ongoing report of incidents in the community where the ATV's are spotted.

Dennis Posila attended the meeting as requested by the ACB and Board regarding his violation fine imposed for not repainting the home. The owner stated that he could not afford paint and labor to have the home painted, and could definitely not afford a \$1,000 violation fine. He stated that his son-in-law will be visiting during the Thanksgiving break, purchasing paint, and repainting the home. The painting will be done at the end of the month the latest.

Ray & Mary Cooper, Robert Sakerka, and Joanne Lindemann attended the meeting to observe.

Approval of Minutes of the October 3, 2019 Meeting: Motion by Dick Blair to approve the October meeting minutes as written; seconded by Kenley Smith; **motion passed unanimously.**

Treasurer's Report – Jon Richards: Total liabilities and fund balance as of 10/31/19: \$164,254.91; Total reserves \$106,913.84; Total revenue \$4,491.74 and expenses were \$3,484.94 for the month of October. **Motion** by Barbara Lauer to approve the financial report, seconded by Jackie Duval and **passed unanimously.**

Roads and Grounds – Dick Blair: Dick Blair is requested to get a bid from Foreman's Handyman Service (Lawn Company) for trimming the stop signs, transformers, etc. that the county is not mowing around. There is vacant lot where an owner is dumping tree limbs and they will try to be tracked down or a letter will be sent to the vacant lot owner making them aware that debris are being dumped in their lot.

ACB Report – Megan Briercheck: Megan provided to the Board a copy of the October ACB minutes. The following applications were reviewed – 4032 Monadnock: repaint trim approved; 1015 Morningstar: repaint approved; 1645 Ridgefield: repaint approved; 3710 Indianhead: new roof approved.

Welcome Committee – Marcy Sigurdson: Owners at 585 Foresthill have been visited by the Welcome Committee.

Manager's Report – Megan Barker:

- 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 you would like to move forward with foreclosure proceedings on these two accounts.

Home/Lot sales:

Reflected on the warranty deed list enclosed.

Violation letters:

- When sending violation letters, I am sending the letters by regular mail as well (typically, they were just sent certified and that was it). I am finding that some owners do not pick up their certified on time or at all, and when they get the second notice threatening the fine, they never received the first notice.
- Resent second notice to 1015 Morningstar for RV on property
- First notices:
 - 3710 Indianhead: wire fence
 - 4030 Indianhead: clutter in driveway

- 4349 Indianhead: parking on lawn
3837 Monadnock was imposed a \$1000 fine for the exterior of the home needing painting. The owner responded in writing stating that it was unfair that the fine was imposed and she doesn't have the money to pay the fine. A letter was sent to the owner asking to attend the meeting to state their case. The fine has not been paid to date. This is being tabled until the next meeting to see if the home is painted and brought into compliance.

Updates:

- The Board should start thinking about the Annual meeting date since the first notice will need to go out in December. The Annual was the last Monday of the month in February at 6:00pm. Would you like to keep that day and time? It would be February 24th. Good Shepard Lutheran Church has that date available at 6PM. First notice of annual meeting will need to go out December 24th the latest.
- VSC has corresponded with the President and Ken McNally regarding the change to the ACB and Violation procedure. VSC would like to recommend that I perform site inspections once per week for any violations only. Inspections of the entire property will not be done as they are currently being monitored by 8 ACB members and violations are reported to Ken. Megan will be confirming those violations once a week and then a letter will be sent. This will not increase the management fees. ACB meetings will be held the same; I will not be attending, but will be receiving a copy of the minutes and sending letters from the meetings as I am doing now.

New Business:

- 2020 Budget – budget has been tabled until next month so the president and treasurer can be present.
- Replace flowers at front entrance sign – Barbara is meeting with Flower Scapes on 11/12 to discuss and approve plantings at the front entrance sign area.

Old Business:

Street lighting update – locations have been marked and a few lights had to be moved and a revised list will be sent out to the Board. There are 2 transformers that owners have put plantings or stone around that will need to be notified that if the county or electric company has to come in and work on the transformer, their plantings or stones could be destroyed.

Jackie Duval had a suggestion for reserve money since not as much will be used towards the light and suggests offering the homeowners number signs that can be placed on the mailbox and visibly seen for emergency services.

Setting Date of Next Meeting: The next meeting will be **December 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 Marcy Sigurdson. **Motion passed unanimously.** Meeting adjourned at 7:25 p.m.

Respectfully reviewed and submitted,

Megan Briercheck, Community Manager

Approved: _____ Date: _____