

FAIRVIEW PROPERTY OWNERS' ASSOCIATION  
 BOARD OF DIRECTORS MEETING  
 OCTOBER 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	
ACB Judy Whitney		X
Megan Briercheck, Villages Services	X	

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

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

**President’s Comments – Dan Cashman:** Dan Cashman would like to suggest a \$2.50 increase to the yearly dues for possible increase to management fees with the added responsibilities for their duties with the ACB and violations. VSC is still working on the price to reflect the added responsibilities and the duties have changed since the email sent when Judy Whitney, Ken McNally, and Megan Briercheck met with the changes. At this time, the rest of the Board does not feel an increase to the dues is necessary at this time.

**Treasurer’s Report – Ken McNally:** Total liabilities and fund balance as of 09/30/19: \$166,716.86; Total reserves \$106,913.84; Total revenue \$3,488.00 and expenses were \$1,711.88 for the month of September; Barbara Lauer asked what a crime coverage policy was and Megan Briercheck explained that it is a policy to protect the Association if any Board members were to steal money from the Association. **Motion** by Barbara Lauer to approve the financial report, seconded by Jackie Duval and **passed unanimously.**

**Roads and Grounds – Dick Blair:** Dick Blair talked to Foreman’s Handyman Service (Lawn Company) about trimming 13 locations throughout the community to prepare for the new light installation by Duke Energy. He would trim and remove all debris for

around \$1400. **Motion** by Ken McNally to approve Foreman's Handyman service to trim the 13 locations for new light installation and haul away, seconded by Barbara Lauer and **passed unanimously**.

**ACB Report – Ken McNally/ Megan Briercheck:** Judy will no longer be attending the Board meetings and Megan Briercheck will supply the Board with the monthly ACB meeting minutes to review. A proposal with changes to the duties for VSC and ACB/ Violation Committee was reviewed by the Board members. **Motion** by Jackie Duval to approve the ACB proposed policy changes effective 11/1/19 with one minor correction to #2 as discussed, seconded by Jon Richards and **passed unanimously**.

**Welcome Committee – Marcy Sigurdson:** Owners at 3939 Longvalley and 1502 Wedgewood have been visited by the Welcome Committee.

**Manager's Report – Megan Barker:**

Finance Report:

- 4115 Longvalley (foreclosure property) cannot have a lien placed for cleaning up the property as your documents do not state you can. It will be attached to the property as a special assessment and must be paid in full by closing or the new owner will be deemed responsible to pay. It will be included in any estoppels for the property and has to be paid in full. I did receive paperwork today with the final summary judgment of foreclosure for the property and the sale is scheduled for October 24, 2019 at public auction. I will keep you updated on this. This charge has been added as a special assessment to the account and must be paid in full by whoever buys or the current owner of the property.
- 3905 Longvalley (Katz) who was at the attorney has paid their balance in full.

Home/Lot sales:

585 E Foresthill Pl: home

1502 E Wedgewood Ln: home

3790 N Monadnock Rd: home

Violation letters:

1015 Morningstar – RV

4030 Indianhead – Parking

4070 Ringwood – Parking

4257 Mayan – Lawn

**Old Business:**

Street lighting update – Jon Richards received the pricing from Duke Energy and was pleased to see that because the poles will be rented, there will only be a deposit of around \$1,900 to get started and then we will receive the monthly bills for the rental

that will be included on the electricity bills for each light. **Motion** by Ken McNally to approve the lighting proposal, seconded by Dick Blair and **passed unanimously**.

**New Business:**

Jackie Duval wanted to suggest creating a booklet or folder for any newly elected Board members or committee members to be given that has info on each of the committees and their duties in Fairview. It will also have a list of contacts in the committees and what vendors they use (if any) for their committee. **Motion** by Jackie Duval to adopt this booklet/folder and the target date for completion is January, seconded by Dick Blair and **passed unanimously**.

Barbara Lauer would like to make the Board aware of a raid from the Sheriff's Office down the road from Fairview (not a Fairview home) that was found with 30 guns, stolen vehicles, meth, etc.

**Setting Date of Next Meeting:** The next meeting will be **November 5, 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 Briercheck, Community Manager

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