

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 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 Barker, Villages Services	X	

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

Introduction of Guests: Mr. Guzman on Indianhead came to speak to the Board regarding the balance due on his account. He was under the interpretation that the title company paid for two years of his assessments; therefore, he didn't owe anything. He sent a check months ago that was never cashed, and after made aware of this, came to the office to pay his past due balance. At that time, he was notified that the account was at the attorney and that VSC would not deposit his check and it would be sent to the attorney's office. He is requesting the Board waive the attorney fees; however, he will need to talk to the attorney about that as the Board does not have that kind of authority.

Approval of Minutes of the August 6, 2019, Meeting: **Motion** by Barbara Lauer to approve the August meeting minutes as written; seconded by Marcy Sigurdson; **motion passed unanimously.**

President's Comments – Dan Cashman: Foreman's Handyman Service is currently mowing the sign entrance each month. There are weeds in the flower bed by the sign and Dick Blair will ask Foreman's for an updated monthly price to tend to the flower beds and weeds.

Treasurer's Report – Ken McNally: Total liabilities and fund balance as of 08/31/19: \$168,409.49; Total reserves \$106,913.84; Total revenue \$3,493.96 and expenses were \$2,752.68 for the month of August; There are three delinquencies with demand letters that will expire next month and be re-evaluated at that time. **Motion** by Barbara

Lauer to approve the financial report, seconded by Jackie Duval and **passed unanimously**.

Roads and Grounds – Dick Blair: The foreclosure property at 4115 Longvalley has been cleaned and mowed by Foreman’s Handyman Services for \$900. Megan will make sure a demand letter is sent for this cost to ensure the money is protected and can be paid when the foreclosure goes through.

ACB Report – Judy Whitney: There is a new home approved for construction on Foresthill, making those 4 new constructions in the past two months. Revised 2nd notices have been sent to the 3 homes in violation – 4393 Indianhead, 4330 Indianhead, and 3837 Monadnock. The violation at 4393 Indianhead has been resolved, however; the other two violations remain. **Motion** by Dick Blair to approve fining 4330 Indianhead and 3837 Monadnock for outstanding violations of \$100/day not to exceed \$1,000, seconded by Barbara Lauer and **passed unanimously**. Judy will be resigning from the ACB and the liaison to the Board of Directors.

Welcome Committee – Marcy Sigurdson: Three new homeowners have been visited by Marcy and the Welcome Committee. Ken McNally created a proposed Welcome Committee process to be approved by the Board of Directors to ensure the new owners have been greeted by the Committee. **Motion** by Dick Blair to institute the Welcome Committee Process, seconded by Ken McNally and **passed unanimously**.

Manager’s Report – Megan Barker:

Finance Report:

- Liens have been filed by Anne Hathorn on the following properties:

4393 Indianhead

3720 Indianhead

- I recommend getting a title search from Anne Hathorn for 4079 Baywood (Should be no more than \$150-200) to decipher the filings on the Clerk of Court. While researching the properties, it appears that there were multiple filings for a mortgage, and then a foreclosure, quit claim deed, etc. so I am not sure the current status of the account and do not want to give you the wrong information. (Jon Richards is going to look into this for the Board rather than spending money for a title search)

Home/Lot sales:

3939 N Longvalley Rd: Ricky & Teresa Mohawk; home

1015 E Morningstar Ln: Terrence & Jean Badyna; home

Violation letters:

1445 Ridgefield – inoperative vehicle on property

4130 Forest Lake – RV camper on property

Revised 2nd notices sent to:

4330 Indianhead – overgrown shrubs

3837 Monadnock – exterior repaint of home

4393 Indianhead – vehicles not being parked on paved surfaces

Old Business: Fine status – discussed in ACB.

Street lighting update – Jon Richards drove around with Duke Energy regarding the placement of the street lights. The locations of some of the lights have been redirected to place them in areas where electricity was already established. This will reduce the cost to the Association. Duke Energy is also using LED lights rather than the standard lights currently being used in the other street lights.

New Business:

Jackie Duval wanted to make the Board aware she was activity on the Next Door website regarding Fairview Estates and someone driving through their front lawns causing ruts and damage to the lawn. Mr. Guzman (guest attending meeting) stated they are ATV's and 1 vehicle (truck) that he saw and tried to get the license plates for, but the vehicle was too dirty and the tag was not legible.

Setting Date of Next Meeting: The next meeting will be **October 1, 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: _____