

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 2, 2018

<u>Attendees:</u>	<u>Present</u>	<u>Absent</u>
President Ken Dolan	X	
Vice President Barbara Lauer	X	
Treasurer Sarah Ellis	X	
Secretary Marcy Sigurdson	X	
Director Karen Fandel	X	
Director Dan Cashman		X
Director Hank Otto	X	
Director Karla Ellsworth	X	
ACB Judy Whitney	X	
Eileen Walsh, Villages Services	X	

Call Meeting to Order: Meeting called to order at 7:00 p.m.

Introduction of Guests: None.

Reading of Minutes of December 5, 2017, Meeting: Eileen stated that the Board needed to approve the October 23, 2017, Special Meeting minutes, as well as the November 7, 2017, meeting minutes. She also advised that since Mr. Tobias has not participated in the last several meetings via phone, and that those absences were unexcused, that he be taken off the Board. **Motion** by Barb approve the October 23 and November 7 meeting minutes, and to remove Mr. Tobias from the Board. Motion seconded by Sarah. **Motion passed unanimously.** **Motion** by Karla to dispense with the reading of the December minutes and accept them as written; seconded by Dan. **Motion passed unanimously.**

Correspondence: Eileen advised that the Covenant changes were filed with the county on December 12, 2017. The contract from Alliance – S.M.A.R.T. Collections has been received. Fees are charged to the property owner, not FEPOA. A discussion ensued regarding collection of fees owed on undeveloped lots F-051 and M-006. Sarah asked Eileen for a copy of the deed for each of these properties. The Board put the signing of this contract on hold.

President's Comments – Ken Dolan: None.

Vice President's Comments – Barbara Lauer: None.

Treasurer's Report – Sarah Ellis: Total liabilities and fund balance as of December 31, 2017: 165,826.77. Sarah advised that one of the meeting notification signs was stolen. Eileen spoke to Prime Design and advised that FEPOA would not be renewing the contract with them, and they suspended the web site. Villages Services sent a check for the outstanding balance on December 29, 2017. She also sent a deposit check to Nature Coast Web Design as our new web site manager.

Welcome Committee – Karen Fandel: All new families have been greeted.

Roads and Grounds – Hank Otto: Barb stated that she found a landscaper, Floriscapes (they do Terra Vista, Black Diamond, and several others), who does flowers/plants only (no maintenance, weeding, etc.), for \$1.25 each, for a total of \$150.00 to \$200.00 for each planting, three or four times a year. They will add soil to the planting bed, if needed. Karen said the Fairview sign needs a lot of work. She suggested asking the membership to volunteer to do planting, maybe some who are master gardeners, and bring this up at the Annual Meeting. A new sign, made of plastic, is needed. Eileen spoke to Stacey of SLS, who said he would be interested in doing the trimming around signs, etc., in Fairview. Better Earth has not responded. Precision Care Lawn is also interested. Both are sending proposals. Eileen will email the proposals to the Board. **Motion** by Barb to table the issue; seconded by Karla. **Motion passed unanimously.**

ACB Report – Judy Whitney: No report.

Old Business: Reviewing POA membership recommendations for Covenant changes – See New Business, below.

New Business: Selecting landscape contractor – See Roads and Grounds, above. Review proposed changes to Covenants – Proposed changes must be mailed out at least 14 days before the Annual Meeting. A discussion ensued regarding number of hours an RV/trailer, etc., can be in a driveway; commercial vehicles (weight, towing capacity, number of axles); and number of animals. Eileen will check with other POAs regarding their policies, and will check with her senior CAM to ensure proposed language is appropriate. **Motion** by Karla for a \$50.00 gift card to be given in a drawing of those responding by proxy, and a \$50.00 gift card for a drawing of those who show up in person at the Annual Meeting. Seconded by Barb. Discussion: Eileen will handle the drawing. **Motion passed unanimously.** Ken advised that Commissioner Ron Kitchen will speak at the Annual Meeting. There will be four (4) vacancies on the Board: Dan, Ken, Karen, and Barb's terms are up. The "Intent to

Run” notice will be sent out.

Board Member Comments: Ken will do research for a new sign. Tell Todd the Board has not yet made a decision regarding landscaping. Poll the Fairview master gardeners to at least get their advice. Karen asked Eileen for statistics on new sales and builds.