

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 7, 2017

<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	
Laila Whitaker, Villages Services	X	

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

Introduction of Guests: None.

Reading of Minutes of January 3, 2017, Meeting: Motion by Dan to dispense with the reading of the January minutes and accept them as written; seconded by Hank. **Motion passed unanimously.**

Correspondence: See Old Business, below.

President's Comments – Ken Dolan: Absent.

Vice President's Comments – Barbara Lauer: None.

Treasurer's Report – Sarah Ellis: Current liabilities and fund balance as of February 28, 2017: \$165,280.36. Regarding previous concerns of seemingly higher costs for Duke Energy and Todd Freeman, Laila had a historical printout showing the costs are fairly consistent. The Duke bill has decreased somewhat since the electrical repair at the Fairview entrance sign. Laila advised that she will delete FEPOA's \$75.00 assessment from the delinquent list for the Ridgefield property.

Welcome Committee – Barbara Lauer: Barb is compiling a list of the newest residents. Karen wanted to make sure that the Kotler family at 4040 N. Little dove is one the list.

Roads and Grounds – Hank Otto: New flowers were planted at the Fairview sign. Two vacant lots (722 E. Foresthill and 4421 N. Little dove) have dead trees that appear to be leaning toward the street. The county should be called regarding these trees, because there could be a safety issue. If the county will not take care of these trees, the owners of the lots should be contacted. There is a street light out at the corner of Foresthill and Mayan. Hank will call on it. Hank was also asked to check the direction of the sprinklers at the sign. Sarah related that behind her house on Morningstar, usually late at night, there is frequently a lot of noise, lights, and gunshots. That property is in Forest Lake Estates, not Fairview. She was advised to call the Sheriff's Office.

ACB Report – Judy Whitney: The contents of the Geden house on Foresthill were auctioned off last Saturday. The auctioneer, from Clearwater, got the listing to sell the house. Judy spoke to him and gave him paperwork regarding the deed restrictions and covenants. He seemed totally uninterested in any of the rules, and probably would not pass them on to a new buyer. The house will be listed for \$400,000.00 (7,000+ square feet).

New Business: 4334 N. Indianhead was foreclosed on 2/16/17. The new owner is Deutsche Bank National Trust Company. A letter with a copy of the covenants will be sent to the owner of record. A question was raised regarding yard maintenance—does FEPOA continue to oversee maintenance and bill the bank, or is the bank notified that they are responsible? **1778 E. Ridgefield** – FEPOA foreclosed on this property, purchased it at auction, and put it up for sale for \$14,000.00 by realtor Jackie Davis. A bid was received of \$11,500.00. Ms. Davis contacted Barb (Ken was out of town), advised her of the offer. Barb polled the Board and also checked with Laila to make sure the bid would cover FEPOA's expenses on the property (it will). Ms. Davis also said the property had a \$56,000.00 lien. FEPOA has proof that Larsen and Associates conducted a title search and did not find this lien. Laila said Larsen advised that FEPOA has no responsibility to pay for this mortgage/lien, but FEPOA cannot sell the property with clear title because of it. Laila also said Larsen advised that FEPOA could keep the property and wait for the bank to foreclose on it, or perform a short sale where the bank agrees to release the mortgage for a sale where it does not receive full

payment. The Board agreed that Larsen and Associates needs to be responsible for remedy of this situation. Suggestions: The Board send a letter to Larsen expressing our discontent with how this was handled by them and compel them to take responsibility for it. Contact the mortgage company to see if the mortgage is current. If it is not current, when was it defaulted on, and is the mortgage company willing to walk away from it (bad debt write-off). Karla agreed to be the person to contact the mortgage company and ask the appropriate questions (she has a background in real estate). Laila also advised that the taxes were not current on this property. Karla and Laila will meet and ensure Karla has the proper paperwork and contact information for the mortgage company. **Motion** by Dan to accept whatever deal Karla can negotiate; seconded by Marcy; **motion passed unanimously**.

Fairview sign – A question arose a while back about the sale of the lot that encompasses the sign. What authority does FEPOA have to protect the sign if a new owner does not want it on his/her property? How do other neighborhoods handle this, i.e., Clearview Estates? How is it dedeed? Laila will check. Marcy gave Karla a printout of authorities for adverse possession, which might be an avenue to protect the sign.

Review and finalize format of draft Amended Restrictive Covenants and Easements to be sent to POA membership – The draft was mailed out, with a cover letter, to those property owners who did not attend the February 2017 annual meeting, but did not specify a response date. One response has been received to date, with comments on the opening paragraph; Article III, Section 3 (a); Article V; and Article VI, Section 2. Sarah had a suggestion on Article II, Section 2 (j), regarding pets being outside after dark. She also brought up Article III, Section 2 (h), Easements – Sarah said the county does not have records for the rear easements for properties facing N. Indianhead, and therefore meter readers are driving over irrigation systems. Karla asked who/what decides if a paint color is okay, etc. Judy explained how the ACB works.

Finalize dates for mail out of the above and deadline for return of member comments - Sarah suggested a deadline of 5:00 p.m., 4/4/17. Laila will send out a post card to all property owners with this information, and also put it on the Fairview web site. Property owners can request a draft copy of the covenants from the web site, and from Villages Services by email or phone call.

Old Business: Marcy advised there will not be a Trash and Treasure Sale this year. A complaint was made that FEPOA should not have to bear part of the cost. The cost per household would go from \$10.00 each to \$17.00 to fully fund the sale. This was not well received at the annual meeting. **Motion** by Karen that FEPOA have the Trash and Treasure Sale next year and use FEPOA funds to supplement it; seconded by Dan. Discussion: Laila advised that the Board could decide whether the funds could be spent on the sale. Dan said he has no problem with using funds for postage. The sale brings the community together. A suggestion was made to send the flier out with the January annual meeting mail out. Discuss this again at the October or November meeting. **Motion passed unanimously.**

Board Member Comments: Barb appreciated everyone's input on the Ridgefield issue. The ACB will meet on 3/9/17. Judy stated the Fairview web site has a strange form on it. Laila will have it taken off. Barb also welcomed Karla and Sarah to the Board.

Guest Comments: None.

Setting Date of Next Meeting: Tuesday, April 4, 2017, 7:00 p.m., at Villages Services, 2541 N. Reston Terrace, Hernando.

Adjournment: **Motion** to adjourn by Marcy; seconded by Karla. **Motion passed unanimously.** Meeting adjourned at 8:28 p.m.

Respectfully submitted,

Marcy M. Sigurdsen, Secretary

Approved: _____

Date: _____