

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 12, 2016

<u>Attendees:</u>	<u>Present</u>	<u>Absent</u>
President Ken Dolan	X	
Vice President Barbara Lauer	X	
Treasurer John Pokryfke	X	
Secretary Marcy Sigurdson	X	
Director Karen Fandel	X	
Director Dan Cashman		X
Director Hank Otto		X
Director John McCoy	X	
Laila Whitaker, Villages Services	X	

Call Meeting to Order: Meeting called to order at 4:30 p.m.

Introduction of Guests: Judy Whitney.

Reading of Minutes of March 8, 2016, Meeting: Motion by Barbara to dispense with the reading of the March minutes and to approve them as written; seconded by John M. **Motion passed unanimously.**

Correspondence: A letter from a homeowner, account #N-023, requesting relief from his assessment due to hardship. This homeowner had been given a waiver of assessment due previously. Therefore, the Board decided not to grant this homeowner any additional waiver and instructed Laila to write a letter indicating this decision.

President's Comments – Ken Dolan: No comments.

Vice President's Comments – Barbara Lauer: Barbara stated that the meeting we just had with Kristi Lambert of Larsen and Associates was very informative and clarified the lien and foreclosure process.

Treasurer's Report – John Pokryfke: John P. informed us that there are 20 properties for sale in Fairview Estates. Six are homes; 14 are lots. Of the property owners who owe the association money, 17 are lots and 16 are homes. We have over \$11,000 outstanding, which is the highest it's ever

been. A lot of that is legal fees. Actual assessments outstanding only amount to \$4,500. Although our budget shows we're over budget, we have actually been putting money aside for legal fees in reserves.

Welcome Committee – Barbara Lauer: Barb noted that she 12 new residents to welcome.

Roads and Grounds – Hank Otto: None.

New Business: John M. noted that there is a problem with the website in that after filling out the complaint data, the code to prove that you're a real person filling in the data does not work properly. It would be nice to eliminate that and also to be able to fill in and submit the form on line. It was also suggested that the ACB form be accessible to fill out on line and automatically submit it.

John M. stated that he is not in favor of cancelling any activity. He added that we should not be participating in activities that lose money. We have 10 months to brainstorm ways in which to interest more people. The mailings appear to be very expensive, and perhaps this is an area where we can save money next year. Ken suggested we raise the price to \$15 to participate. John M. suggested we utilize the annual meeting and the website more effectively rather than paying for mailings to inform the homeowners of the event.

Old Business: Ken wanted to point out that 33 people have not paid their assessments this year. John P. stated that a lot of these are new people. Ken said that we need to be aggressive with these delinquent accounts. Update on abandoned/foreclosed properties: Judy stated she has been calling 1405 Wedgewood at least every month. The main concern is that screens from the pool lanai are missing, which is a safety issue.

Board Member Comments: None.

Guest Comments: None.

Setting Date of Next Meeting: Tuesday, May 3, 2016, 7:00 p.m., at Villages Services, 2541 N. Reston Terrace, Hernando.

Adjournment: Motion to adjourn by John P.; seconded by Marcy. Motion passed unanimously. Meeting adjourned at 5:08 p.m.

Respectfully submitted,

Respectfully submitted by Laila Whitaker, CAM,
For Marcy M. Sigurdsen, Secretary

Approved: _____

Date: _____