

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
 BOARD OF DIRECTORS MEETING
 JULY 5, 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 | |
| Director Raymond Tobias (via phone) | | 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 June 6, 2017, Meeting: **Motion** by Barb to dispense with the reading of the June minutes and accept them as written; seconded by Dan. **Motion passed unanimously.**

Correspondence: Laila stated a collection agency from the Lake Mary area did a presentation to Villages Services, and asked if FEPOA would like a presentation also. The Board agreed this would be a good idea, even though there are only four properties in arrears (Laila will determine the latest status of these properties and report at the August meeting). This collection agency gets a percentage of what is collected from the delinquent party; FEPOA does not pay for the collection unless the property goes to foreclosure. FEPOA can ask about the percentage at the presentation. The agency also has an attorney on staff, so there are no legal fees involved.

President's Comments – Ken Dolan: None.

Vice President's Comments – Barbara Lauer: None.

Treasurer's Report – Sarah Ellis: Current liabilities and fund balance as of June 30, 2017: \$154,756.79.

Welcome Committee – Barbara Lauer: Barb has six new families to greet. Laila will give Barb an updated list.

Roads and Grounds – Hank Otto: It was noted that the flowers at the Fairview sign are waning. Hank will check the area and call Todd if needed. The streetlight near Morningstar and Indianhead is out. Hank will call on it. Hank stated that Advanced Disposal has changed their pick-up days and the number of yard waste containers they will take. To be continued

ACB Report – Judy Whitney: Absent. Dan said there was nothing to report.

New Business: Review background and history of original covenants and easements; review membership comments regarding draft amended restrictive covenants; proposal to revise the draft amendment to the original declaration – Since the first attempt to reorganize this document was not communicated well to property owners, it needs to be done another way.

Background: Level 1 rules and regulations are set in stone. They were in the original declaration and/or amendments. These issues cannot be changed without a vote of the full membership. Level 2 rules and regulations can be promulgated by the Board of Directors if they meet certain requirements (see Bylaws): “(1) the rule restriction does not contravene either an expressed provision of the declaration, a right reasonably inferable thereof, or provision of the law; (2) the rule restriction must be reasonable and not arbitrary or capricious. Rules restrictions cannot be applied slantedly to only one category of members; and (3) the rule restriction must be reasonably related to the promotion of health, happiness and peace of mind of the property owners.”

The document that was previously mailed out contained both levels of rules, and should have only contained Level 1 rules. The next mail out will contain only Level 1 rules. Ken will have a draft for the Board by the August meeting. It was suggested to send out a “clean” copy, clearly marked “DRAFT”, to show how the finalized document would look, and stating clearly that there are no substantive changes, only a reorganization of the documents. The lined-out/underlined version must also be sent out according to Florida

Statute. Note in the transmittal letter that any reference to the original declarant, i.e., Tamposi, has been deleted, but that is all that has been deleted. Also state that any issues that property owners want to change (such as limiting pets to two; give property owners advice on how to submit requests for changes), can be brought up after the reorganization of the document is voted on. Have the revised document ready for the October meeting. Karen suggested the Board meet twice in September – the regular meeting at the beginning of the month, and again at the end of the month right before the October special meeting.

Old Business: Sale of Ridgefield property – The sale is being finalized. Thanks so much to Karla for her knowledge and perseverance on this issue. Karla represented FEPOA in obtaining legal advice and action to get clear title to the property so that it can be sold. Laila will contact Jackie Davis (realtor).

Board Member Comments: Sarah said she didn't put the meeting notification signs out because of the date change for this month. The meeting dates are posted on the Fairview web site, as well as in the lobby at Villages Services.

Guest Comments: None.

Setting Date of Next Meeting: Tuesday, August 1, 2017, 7:00 p.m., at Villages Services, 2541 N. Reston Terrace, Hernando.

Adjournment: **Motion** to adjourn by Hank; seconded by Karla. **Motion passed unanimously.** Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Marcy M. Sigurdson, Secretary

Approved: _____

Date: _____