

FAIRVIEW PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 1, 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	
ACB Judy Whitney	X	
Laila Whitaker, Villages Services	X	

Call Meeting to Order: Meeting called to order at 6:57 p.m.

Introduction of Guests: Dennis Freeborn. Mr. Freeborn wanted to apprise the Board of a few issues: (1) The Tree Amigos landscaping company was fired by six Fairview residents; and (2) a “dog barking silencer” apparatus.

Reading of Minutes of October 4, 2016, Meeting: **Motion** by Dan to dispense with the reading of the October minutes; seconded by John P. **Motion passed unanimously.** Motion by Dan to approve the minutes as written; seconded by John P. **Motion passed unanimously.**

Correspondence: None.

President’s Comments – Ken Dolan: None.

Vice President’s Comments – Barbara Lauer: Absent.

Treasurer’s Report – John Pokryfke: John asked for a decision on the 2017 proposed budget. **Motion** by Dan to approve the 2017 budget; seconded by John M. **Motion passed unanimously.** Due to this meeting being on the first of the month, i.e., not enough time for the previous month’s financials to be prepared, following is a draft of the current status: Current liabilities and fund balance of October 31, 2016: \$133,573.16.

1778 E. Ridgefield Property – The Board agreed that a real estate agent should be contacted to sell this property. Jackie Davis was suggested, since she used to live in Fairview and is familiar with the neighborhood. A price needs to be decided upon. Laila will check with Larsen to determine the price based on how much FEPOA has put into the property. Ken will discuss price with Jackie Davis.

Zito property – Will whoever takes over will be responsible for maintaining the property? They may want FEPOA to continue maintenance and reimburse FEPOA.

Welcome Committee – Barbara Lauer: None.

Roads and Grounds – Hank Otto: Hank checked on the DRA on Indianriver where people have been trespassing through the DRA and onto a Fairview resident's property to get to the mini-farms. CCSO needs photographs for proof. A "no trespassing" sign has been put up. The Fairview resident adjacent to the DRA will have a survey done to determine his exact property line.

ACB Report – Judy Whitney: New Fairview resident Gene Kotler wants to be on the ACB. **Motion** by Judy that Gene be approved for the ACB; seconded by Marcy. **Motion passed unanimously.**

New Business: Membership vote on draft Amended Restrictive Covenants and Easements – Ken attempted to condense the proposed changes, but stated that most of the changes are just a reorganization of the Covenants. It was suggested that the changes be highlighted. Ken can do an outline of the intent and substance of the proposed changes. It was suggested that the original document (clearly marked as the original document) be mailed out along with the revised document, with an explanation that the revised document is mostly rearranged for clarity and flow, and notate the specific sections where any substantive changes were made. A discussion then ensued regarding discharging of weapons within the neighborhood. County law allows this on properties one acre or larger.

Alternative Fining Strategies – An information sheet was distributed listing Florida Statute 720 regarding methods of remedy available to Property Owners' Associations to enforce deed restrictions. In summary (full document on file):

1. FS 720.305: Fining – A fining committee (comprised of three people not related to the Board of Directors), may levy reasonable fines each day of a continuing violation up to \$100 per day (NTE \$1,000); a fine of \$1,000 or more may become a lien; statute allows for suspension of voting rights.
2. FS 720.311: Mediation – The Board of Directors serves a written offer to mediate by certified mail. If not responded to in 20 days, or a refusal to mediate is received, the dispute may proceed to court.
3. File a law suit for an injunction - The attorney will seek a “Final Judgment Granting Permanent Injunction,” which results in the member being held in contempt of court should the member continue to violate the restriction after the injunction.

After discussion, it was decided to table this issue. Whatever is decided will have to be in the Covenants. It was suggested that all three options be put in the Covenants for future use, for availability.

Fire Pits – Can fire pits be used as an outdoor fireplace? Yes, but be considerate of neighbors.

Old Business: Re 1778 E. Ridgefield, Ken will have discretion to lower the price as needed. Need to recoup legal fees.

Board Member Comments: None.

Guest Comments: None.

Setting Date of Next Meeting: Tuesday, December 6, 2016, 7:00 p.m., at Villages Services, 2541 N. Reston Terrace, Hernando. (Ken will be out of town; Barb will preside.)

Adjournment: Motion to adjourn by John P.; seconded by Marcy. **Motion passed unanimously.** Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Marcy M. Sigurdsen, Secretary

Approved: _____

Date: _____