

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting  
2098 Chagall Circle; West Palm Beach, FL 33409**

**January 18th, 2017  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
John Meier, Vice President  
Quin Travers, Director  
Brenda Pinetti, Director  
Derek Lambrou, Director  
Kim Kerry, Director  
Molly Nelson, Secretary  
Helene Kottler, Director

The meeting was called to order by Skip at 6:35pm.

Previous Minutes – A motion was made by Molly, seconded by Quin and unanimously approved to accept the November meeting minutes as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of December. Skip made a motion to approve the financials, seconded by Kim, and unanimously approved by the Board.

Legal Report -

2128 – Sold to Bank of NY Mellon

2146 – Account is in bank foreclosure. Resident is current on HOA dues.

Violation Report-

2070 Cezanne – Fascia still has not been repaired and painted. Quin asked Board to hold on sending additional letters because he will be doing this work but has not had time yet.

ARC Committee

Window Improvements – The Board discussed whether or not mullions should be required when replacing windows in the community. The Board was split 50/50 on this decision. They decided to review each ARC for windows on a case by case basis.

Door Improvements – The Board discussed whether or not all doors in the community should match exactly or if residents should have the option to choose other styles. The Board was split 50/50 on this decision. Management will investigate further to see if any other homes have different styles of doors.

Decorative Objects – The Board discussed whether or not decorative objects should be allowed to be displayed in front yards. The Board unanimously agreed that the documents specifically state, "Owners shall store personal property within their dwelling or appropriate enclosures" therefore no personal items shall be displayed in front yards.

**The Classics at Bear Lakes  
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Board of Directors' Meeting**  
2098 Chagall Circle; West Palm Beach, FL 33409

**OLD BUSINESS**

**Driveway Swale 2066 Cezanne-**

The Board reviewed proposals for removing and regarding the swale only of 2066 Cezanne. Quin would like to see the tree roots that affected this swale to be cut back and a root barrier installed before completing this repair. A motion was made by John, seconded by Kim and unanimously approved for Cilas Construction to do the swale repair.

**Comcast Contract –**

The Board discussed whether or not to cancel the Comcast contract based on our discussion with our sales representative in December. The Board would like to have the HOA attorney review our documents to see if we are REQUIRED to provide cable services.

**NEW BUSINESS**

**Landscape Maintenance Contract-**

The Board reviewed 5 proposals for Landscape Maintenance providers. They requested a list of local communities that these vendors maintain so they can drive those communities and see their quality of work. The Landscape Committee will review the bids and narrow it down to 2 vendors which will then attend a Board Meeting for questions and answers.

**Hard Street Scape Trees –**

The Board reviewed a bid provided by Green Space Consultants for overseeing the tree removal permit and process. The Board unanimously agreed that the consultant was not needed for this project. Management will begin to look into the permitting process for removal of the overgrown trees.

**Call Box Data Cleanup –**

Management reviewed all data in the call box. A list was compiled of names that do not register with any of our residents in the Classics. Management will include an article in the next newsletter asking residents to identify which names belong to their home. All others will be deleted.

**Future Board Meetings –**

The Board discussed a new location for future Board Meetings. Next month the meeting will be held at 3001 Caffia and in March since it is the Annual Meeting it will be held at Village Baptist Church. Going forward a Board Member will have to volunteer each month for the meeting location.

**Gate Damages –**

The Board asked Management to include an article in the next newsletter advising residents that they will now be responsible for any damages that their guests or vendors cause to the gate. Cameras are fully operational and will be used to determine who is damaging the gates.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 7:55pm.

- Next Board of Directors meeting will be held on Wednesday, February 15<sup>th</sup>, 2017 at 6:30pm.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting  
3001 Caffia Way; West Palm Beach, FL 33409**

**February 15th, 2017  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
John Meier, Vice President  
Quin Travers, Director  
Brenda Pinetti, Director  
Derek Lambrou, Director  
Kim Kerry, Director  
Molly Nelson, Secretary  
Helene Kottler, Director

The meeting was called to order by Skip at 6:35pm.

Previous Minutes – A motion was made by Kim, seconded by Skip and unanimously approved to accept the January meeting minutes as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of January. Skip made a motion to approve the financials, seconded by Kim, and unanimously approved by the Board.

Legal Report -

2128 – Sold to Bank of NY Mellon; Bank is working on cleaning up the property for sale  
2146 – Account is in bank foreclosure. Resident is current on HOA dues.

Violation Report-

2110 Chagall – resident has a dumpster bag in his driveway  
2081 Cezanne – resident is not storing trash can out of view from the street

ARC Committee

2058 Chagall – Landscape improvements approved.

2129 Chagall – Front door replacement approved; single door with side lights

OLD BUSINESS

Comcast Contract –

Management reviewed the Governing Documents along with the HOA attorney. The Association is not REQUIRED to provide cable services to the residents. The HOA attorney will draft a cancellation notice to Comcast in August with termination effective October 1<sup>st</sup>. Residents will be refunded a credit on their last quarter dues.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2098 Chagall Circle; West Palm Beach, FL 33409

*Pam Green –*

The Board reviewed an additional letter from Pam Green regarding her ongoing concerns in the community. Skip made a motion, seconded by Brenda and unanimously approved that all future correspondence from Pam Green shall go straight to the HOA attorney. The Board feels that they have responded to Pam's concerns on more than one occasion and at this point the attorney needs to handle the matter.

*NEW BUSINESS*

*Dog Waste Stations-*

The Board reviewed an option to add pet waste stations throughout the community to assist with pet waste cleanup. The majority of the Board did not feel it was necessary to add these stations at this time.

*ARC Policies-*

The Board discussed the procedures for reviewing and approving ARC Applications. They unanimously agreed that no applications will be reviewed in between meetings, no incomplete applications will be reviewed at all and residents must attend the monthly meeting when their application is up for review.

*FPL Lighting Upgrade –*

The Board discussed how poorly lit the community is and the fact that it's presenting safety concerns. Management will look into options for upgrading all street lights to LED bulbs.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 7:35pm.

- Next Board of Directors meeting will be held on Wednesday, March 15<sup>th</sup>, 2017 at 6:30pm.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting  
2070 Chagall Circle; West Palm Beach, FL 33409**

**April 19th, 2017  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
Derek Lambrou, Vice President  
Jason Fisher, Treasurer  
Helene Kottler, Secretary  
Leslie Gesner, Director  
Mark Carpenter, Director  
Thierry Beaud, Director  
Matthew Kinney, Director

The meeting was called to order by Skip at 6:33pm.

Previous Minutes – A motion was made by Derek, seconded by Skip and unanimously approved to accept the February meeting minutes as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of March. Skip made a motion to approve the financials, seconded by Derek, and unanimously approved by the Board.

Legal Report -

2128 – The bank is working to resolve the open issues before selling the home.

ARC Committee

A motion was made by Thierry, seconded by Leslie for Skip, Derek and Jason to serve as the ARC Committee. The motion passed unanimously.

Window Improvements – A motion was made by Derek, seconded by Skip and unanimously approved for all window replacements with or without mullins to be considered on a case by case basis.

Roof Tile – Management presented 3 catalogues for roof tile manufacturers and suggested that the Board select approved tile colors from each manufacturer. The ARC committee will review the colors and make selections.

Landscape Committee

The Board discussed the upcoming hardwood tree removal process. Management will begin obtaining bids for this project. All trees will have to be replaced. The county will advise us where the trees can be moved to.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2098 Chagall Circle; West Palm Beach, FL 33409

**OLD BUSINESS**

**Concrete Gutter at 2066 Cezanne-**

The Board discussed their options for withholding payment to Cilas Construction for improper workmanship. Skip will meet with Adeimy to discuss a resolution for this project. The Board will allow Cilas Construction to keep the initial deposit for this job since they tried twice to properly complete the work but they will not pay the remaining balance.

**NEW BUSINESS**

**Front Entrance Landscaping-**

The Board reviewed one bid for the front entrance landscape design. They would like to see several other bids, including one from the HOA Landscaper since he will be responsible for maintaining the plants on a monthly basis. The new design will be more eco friendly with rocks, boulders and less flowering plants.

**Street Lighting Upgrades-**

The Board reviewed the options from FPL for street light upgrades. They would like to know if the fees listed are monthly or per light? They would also like to know if FPL can do a test area of the different watt bulbs. Management will also look into a savings for switching to LED bulbs which are more energy efficient.

**Bank Signature Cards –**

Helene made a motion, seconded by Matt for Skip, Leslie, Derek and Thierry to be signers on the bank accounts at PNC. Management will work with PNC to prepare the signature cards but each Board member will have to physically go into the branch to sign them.

**Lake Erosion Issue (2068 Chagall) –**

Resident of 2068 Chagall contacted Management regarding an erosion issue on the lake bank behind her home. Skip, Jason and Derek all went to look at it together. Skip believes it is an issue with iguanas burrowing. Management will relay that information back to the resident.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 8:10pm.

- Next Board of Directors meeting will be held on Wednesday, May 17<sup>th</sup>, 2017 at 6:30pm.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting  
2070 Chagall Circle; West Palm Beach, FL 33409**

**May 17th, 2017  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
Derek Lambrou, Vice President  
Jason Fisher, Treasurer  
Ian Curran, Director  
Leslie Gesner, Director  
Mark Carpenter, Director  
Thierry Beaud, Director  
Matthew Kinney, Director

The meeting was called to order by Skip at 6:40pm.

Previous Minutes – A motion was made by Skip, seconded by Derek and unanimously approved to accept the April meeting minutes as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of April. Skip made a motion to approve the financials, seconded by Derek, and unanimously approved by the Board.

Legal Report -

2128 – The bank sold this home to a new buyer. The HOA attorney will continue to try and collect from the previous owner, Saridakis.

2146 – This account is current with HOA dues but is in bank foreclosure.

OLD BUSINESS

Concrete Gutter at 2066 Cezanne-

The Board discussed having Adeimy remove and replace the concrete gutter. After this vendor looked at the gutter with Skip, he stated that the job was not properly pitched and he believed he could fix it. Thierry made a motion, seconded by Derek and unanimously approved for Adeimy to remove and replace the gutter.

Front Entrance Landscaping-

The Board reviewed 2 additional bids for the front entrance landscape design. They would now like to see a quote from a landscape architect that Skip works with. Skip will coordinate a date and time for Management to meet with the architect and discuss some ideas for the new design.

Hardwood Tree Removal – The Board reviewed 3 bids for the removal of 10 streetscape hardwood trees that are causing issues with sidewalks, gutters and driveways. A motion was made by Derek, seconded by Skip and unanimously approved for Duffy's Landscape to do this work. Management will have the bid revised to include the tree at 2077 Chagall and then apply for permitting.

Street Lighting Upgrades – Management will find out if there are any other communities nearby that have upgraded their lights so they can determine which new light they want to use.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2070 Chagall Circle; West Palm Beach, FL 33409

**NEW BUSINESS**

**Front Doors and Garage Doors Faux Wood-**

The Board discussed allowing residents to paint garage doors and front doors faux wood. A motion was made by Matt, seconded by Derek and unanimously approved to allow faux doors on a case by case basis as long as both are done at the same time and they match. Management will obtain a bid from Door Diva to see the cost of this improvement.

**Speeding in Community-**

The Board briefly discussed adding speed bumps and children at play signs throughout the community. The majority was not in favor of the look of speed bumps or more signs in the community. They will discuss these options further when they sealcoat the streets again.

**Lake Erosion Issue (2068 Chagall) –**

The Board reviewed an email from the Village's Master Property Manager submitted by Catherine Kaloustian. They do not agree with his determination that the Association is responsible to fix this issue. Management will speak to SFWMD and NPBCID regarding maintenance of the lake banks to see if they are responsible.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 8:15pm.

- Next Board of Directors meeting will be held on Wednesday, June 20<sup>th</sup>, 2017 at 6:30pm.



**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2070 Chagall Circle; West Palm Beach, FL 33409

**June 21st, 2017  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
Derek Lambrou, Vice President  
Jason Fisher, Treasurer  
Helene Kottler, Secretary  
Mark Carpenter, Director  
Ian Curran, Director

The meeting was called to order by Skip at 6:39pm.

Previous Minutes – A motion was made by Skip, seconded by Derek and unanimously approved to accept the May meeting minutes with one correction as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of May. Skip made a motion to approve the financials, seconded by Derek, and unanimously approved by the Board.

Legal Report -

2146 – Bank Foreclosure sale is set for August 16<sup>th</sup>.  
2128 – HOA Attorney received retainer to go after previous owner for past due balance.

OLD BUSINESS

Concrete Gutter at 2066 Cezanne-

The gutter was redone by Adeimy Construction and is no longer holding water. The Board and the resident are both satisfied with this repair.

Hardwood Tree Removals –

Management gave an update on the tree removal project. The permit has been submitted to West Palm Beach Planning and Zoning. The city arborist will contact Management when he has scheduled the assessment of our trees. Skip and Falcia will meet onsite with the city arborist.

FPL Street Lighting Upgrades –

The Board reviewed the answers provided by FPL for the street lighting upgrades project. Management is waiting on a list of locations where the Board can view LED lighting upgrades and decide on the appropriate bulb for the community. The choices are 38 watt LED or 72 watt LED.

Comcast Bulk Contract Cancellation –

The Board reviewed the cancellation letter prepared by the HOA attorney which will be sent to Comcast Cable advising them of the intent to cancel the bulk contract. The effective cancellation date will be September 30<sup>th</sup>, 2017. Management will include an article in the next newsletter notifying residents of the cancellation of this service.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
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2070 Chagall Circle; West Palm Beach, FL 33409

*Lake Bank Erosion –*

The Board discussed this issue further and determined that they are not responsible for the maintenance or any repairs to this area.

*NEW BUSINESS*

*Landscape Removals –*

The Board discussed removing old, overgrown or dead landscaping throughout the community. A motion was made by Derek, seconded by Skip and unanimously approved for Landscape Manager to begin with the front entrance exit side of the community.

*Hedge at 2065 Chagall –*

Management notified the City of WPB Code Enforcement to assess the width and height of the privacy hedge at 2065 Chagall. Code Enforcement found the hedge to be encroaching on a sidewalk which is a code violation and notified the owner to trim it back.

*Faux Wood Doors –*

The Board reviewed a bid from Door Diva for the cost to apply a faux wood paint design to garage doors and front doors. The Board approved Door Diva as a designated vendor for these type of improvements. All owners will still need to apply to the ARC for approval first.

*Resurfacing Roads –*

The Board discussed the poor condition of the seal coating that was done in 2015. They unanimously agreed that seal coating will not be done again until 2018 or 2019.

*Summer Newsletter –*

The Board and Management discussed several articles for the summer newsletter. Management will start working on the newsletter and have it sent out within a couple weeks.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 7:45pm.

- Next Board of Directors meeting will be held on Wednesday, July 19<sup>th</sup>, 2017 at 6:30pm.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2070 Chagall Circle; West Palm Beach, FL 33409

**July 19th, 2017  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
Derek Lambrou, Vice President  
Jason Fisher, Treasurer  
Helene Kottler, Secretary  
Thierry Beaud, Director  
Leslie Gesner, Director

The meeting was called to order by Skip at 6:43pm.

Previous Minutes – A motion was made by Thierry, seconded by Skip and unanimously approved to accept the June meeting minutes with one correction as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of June. Skip made a motion to approve the financials, seconded by Derek, and unanimously approved by the Board.

Legal Report -

2146 – Bank Foreclosure sale is set for August 16<sup>th</sup>.

2128 – A motion was made by Skip, seconded by Derek and unanimously approved to close the collection file against Saradakis.

OLD BUSINESS

Faux Wood Doors-

An additional quote from Davco was reviewed by the Board. A motion was made by Derek, seconded by Skip and unanimously approved for Davco to be an additional vendor offering faux wood garage and front door painting.

NEW BUSINESS

Front Entrance Design –

The Board discussed some additional ideas for the front entrance monument falls. No additional trees or plants will be removed until the signs are redone.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 7:30pm.

- Next Board of Directors meeting will be held on Wednesday, August 16<sup>th</sup>, 2017 at 6:30pm.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting  
2070 Chagall Circle; West Palm Beach, FL 33409**

**August 16th, 2017  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
Derek Lambrou, Vice President  
Jason Fisher, Treasurer  
Helene Kottler, Secretary  
Thierry Beaud, Director  
Ian Curran, Director  
Mark Carpenter, Director

The meeting was called to order by Skip at 6:36pm.

Previous Minutes – A motion was made by Helene, seconded by Skip and unanimously approved to accept the July meeting minutes with one correction as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of July. Skip made a motion to approve the financials, seconded by Derek, and unanimously approved by the Board.

Legal Report -

2146 – Bank Foreclosure sale is set for August 16<sup>th</sup>. Management will check on status of sale.

ARC Applications

**2077 Cezanne** – Window Replacements – Approved

**2116 Chagall** – Garage and Front Door (Faux Wood) – Approved

OLD BUSINESS

Front Entrance Landscape and Design -

The Board is waiting on the bids to come in for review.

Hedge at 2065 Chagall –

The Board agreed to cut the hedge back off of the sidewalk and down to height compliant with the rest of the community. Management will obtain property survey to determine who the hedge belongs to.

NEW BUSINESS

Resident Safety Concern –

The Board discussed sending a letter to the parents of the adolescent who is roaming the community unattended. The Board is concerned about her safety and the safety of the residents.

Speed Bumps –

The Board discussed obtaining bids for permanent and temporary speed bumps in the community to address the issue of speeding especially down the back of Chagall. Management will obtain pricing.

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**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 7:37pm.

- Next Board of Directors meeting will be held on Wednesday, September 20<sup>th</sup>, 2017 at 6:30pm.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2106 Chagall Circle; West Palm Beach, FL 33409

**September 27th, 2017  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
Derek Lambrou, Vice President  
Jason Fisher, Treasurer  
Helene Kottler, Secretary

Thierry Beaud, Director  
Ian Curran, Director  
Mark Carpenter, Director  
Matt Kinney, Director

The meeting was called to order by Skip at 6:35pm.

Previous Minutes – A motion was made by Thierry, seconded by Skip and unanimously approved to accept the August meeting minutes with one correction as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of August. Skip made a motion to approve the financials, seconded by Derek, and unanimously approved by the Board.

ARC Applications

**2065 Chagall - Garage and Front Door (Faux Wood) - Approved**

OLD BUSINESS

Hedge at 2065 Chagall –

The Board reviewed the legal opinion from Kravit Law confirming that the Board is responsible for maintenance of the sidewalks. Provided 7 days written notice to the owner, the Board has the right to trim the hedge back off of the sidewalk to eliminate the safety hazard. A motion was made by Thierry, seconded by Derek and unanimously approved for Management to send a certified notice to the owner giving 7 days advance notice that the hedge will be trimmed back.

Comcast Cancellation –

The Board reviewed a proposal from Comcast to maintain the rights to the cable easement and their equipment within the community. The Board denied this proposal.

Speed Bumps –

The Board discussed a few options for temporary speed bumps in the community. Management will contact a few companies to install 2 temporary speed bumps on the south side of Chagall.

NEW BUSINESS

Hurricane Cleanup –

The Board reviewed 2 proposals for storm debris cleanup. The price was far more than expected. The Board signed the Right of Entry form for the City of WPB and they will wait for them to send crews in.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 7:34pm.

- Next Board of Directors meeting will be held on Wednesday, October 18<sup>th</sup>, 2017 at 6:30pm.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2106 Chagall Circle; West Palm Beach, FL 33409

**October 18th, 2017  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
Derek Lambrou, Vice President  
Jason Fisher, Treasurer

Helene Kottler, Secretary  
Thierry Beaud, Director  
Ian Curran, Director

The meeting was called to order by Skip at 6:45pm.

Previous Minutes – A motion was made by Skip, seconded by Thierry and unanimously approved to accept the September meeting minutes as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of September. Skip made a motion to approve the financials, seconded by Derek, and unanimously approved by the Board.

ARC Applications

2058 Chagall – *Shutters and Impact Windows - Approved*

OLD BUSINESS

Comcast Cancellation –

The Board has received some feedback from residents that they are having a difficult time signing up for cable services with Comcast. The Board believes this is merely an attempt by Comcast to make it difficult for our residents and that it will all iron itself out.

Hedge at 2065 Chagall –

The cut back of the ficus hedge which was encroaching on the common sidewalk has been completed. The Board believes the hedge will flush back out in a few months.

Resident Safety Concern –

Since the Board's letter last month the issues seem to have improved but the resident is still entering into garages and the Board is concerned if this continues. Management will contact the owners and invite them to attend the next Board Meeting.

NEW BUSINESS

Community Mulch –

The Board reviewed a proposal for the annual mulch installation. The Board unanimously agreed to go with dark brown this year. A motion was made by Skip, seconded by Thierry and unanimously approved for Landscape Manager to complete the install before Thanksgiving.

**The Classics at Bear Lakes  
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Board of Directors' Meeting**  
2106 Chagall Circle; West Palm Beach, FL 33409

*Landscape Proposals –*

The Board reviewed a few proposals for landscape removals and replacements. A motion was made by Skip, seconded by Thierry and unanimously approved for removals to be done but no replacements.

*White Fly Treatment –*

The Board reviewed the annual contract renewal for White Fly Treatment. Ian will get a second bid from Hulett Pest Control. Management will find out exactly what is treated.

*Management Increase –*

The Board reviewed an addendum for the Management Agreement with Soleil Property Management. A motion was made by Ian, seconded by Skip and unanimously approved for Soleil to receive a 3% annual increase.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 7:50pm.

- Next Board of Directors meeting will be held on Wednesday, November 15th, 2017 at 6:30pm.



**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2106 Chagall Circle; West Palm Beach, FL 33409

**November 15th, 2017  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
Derek Lambrou, Vice President  
Jason Fisher, Treasurer

Helene Kottler, Secretary  
Mark Carpenter, Director  
Ian Curran, Director

The meeting was called to order by Skip at 6:50pm.

Previous Minutes – A motion was made by Skip, seconded by Mark and unanimously approved to accept the October meeting minutes as prepared by Soleil.

Financials – Falicia gave a report on the financials for the month of October. Skip made a motion to approve the financials, seconded by Derek, and unanimously approved by the Board.

2018 Budget – The Board reviewed the draft of the 2018 Budget as prepared by John Cates and Jason Fisher. A motion was made by Thierry, seconded by Mark and unanimously approved for the assessments to be reduced to \$625 per quarter.

OLD BUSINESS

Annual Flowers –

A motion was made by Skip, seconded by Mark and unanimously approved for Landscape Manager to install red and white annuals at the front entrance for the holidays.

Encroaching Ficus Hedges –

The Board reviewed a quote from Landscape Manager to cut back some additional ficus hedges that were encroaching on sidewalks. After further discussion, the Board agreed it would be best to remove the ficus hedges instead of cutting them back. Management will obtain a quote to remove the identified hedges.

Speed Bumps –

The Board reviewed several bids to install 2 speed bumps and signage along the south side of Chagall Circle to address the issue with speeding. After further discussion, the Board agreed it would be best to install 4 speed bumps, 2 on the south side of Chagall and 2 on the north side of Chagall to better address these issues. Management will obtain a revised quote from the selected vendor, the Paving Lady.

**The Classics at Bear Lakes  
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2106 Chagall Circle; West Palm Beach, FL 33409

**NEW BUSINESS**

**Community Event –**

A motion was made by Skip, seconded by Derek and unanimously approved for the Association to host a Fall Festival for the residents. Management will look into hiring a face painter, bounce house and clown for the festival. The event will be open to all residents in the community and their families.

**Irrigation Maintenance –**

Due to the astronomical costs of the current irrigation repairs and maintenance contract with Image Sprinklers, the Board unanimously agreed that a new Irrigation Maintenance vendor is needed. The Board reviewed several proposals for Irrigation Maintenance services and a motion was made by Ian, seconded by Skip, unanimously approved for Soleil Property Management to take over the contract effective January 1<sup>st</sup>, 2018. The initial savings to the Association will be approximately \$17,000.

**Street Light Upgrades –**

The Board discussed the brightness of the new LED street lights. Management will speak with FPL about changing the bulbs to the warm LED as opposed to the bright white LED.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 7:20pm.

- Next Board of Directors meeting will be held on Wednesday, January 17th, 2018 at 6:30pm.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2106 Chagall Circle; West Palm Beach, FL 33409

**January 17th, 2018  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
Derek Lambrou, Vice President  
Jason Fisher, Treasurer

Thierry Beaud, Director  
Mark Carpenter, Director  
Ian Curran, Director

The meeting was called to order by Skip at 6:40pm.

Previous Minutes – A motion was made by Thierry, seconded by Jason and unanimously approved to accept the November meeting minutes as prepared by Soleil.

Financials – Falicia gave a report on the financials for the month of December. Skip made a motion to approve the financials, seconded by Thierry, and unanimously approved by the Board.

Legal Report –       2146 – bank foreclosure attorney is monitoring  
                                  2076 – collection account attorney is pursuing

ARC Applications

2128 – fence install, tree removal/replacement, faux wood doors  
Approved

OLD BUSINESS

Hardwood Tree Removals –

Tom Wiley of Duffy's Landscape attended the meeting to inform the Board that he is receiving push back from the City of West Palm Beach on the removal of the 10 designated swale trees that are causing sidewalk/driveway issues. He will meet with Ray Caranci the City Arborist on Jan 19<sup>th</sup> to discuss this project in detail and report back to us in February.

Speed Bumps –

The Board discussed and approved the locations of 5 speed bumps and signage to be installed in February by the Paving Lady. A notice will be posted on the community bulletin board notifying residents of this project. The roadways will not need to be shut down for the installation and speed bumps can be driven on right away. A motion was made by Derek, seconded by Mark and unanimously approved to proceed with this project.

Front Entrance Design –

Management and the Board will continue to press the current vendor for renderings of the front entrance project.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2106 Chagall Circle; West Palm Beach, FL 33409

*Encroaching Ficus Hedges –*

The Board reviewed an additional estimate from Landscape Manager to remove the encroaching ficus hedges in 2 additional locations. A motion was made by Skip, seconded by Mark and unanimously approved to remove the encroaching hedges.

*NEW BUSINESS*

*Dumpster Day –*

The Board discussed holding a dumpster day open to all residents where everyone can dispose of unwanted trash. The Board will look into pricing for a large dumpster to be placed in the common area for one day only.

*Mailbox Assessment –*

The Board would like to have the mailbox vendor come in and do an assessment of all the mailboxes in the community. Management will contact the vendor.

*Holiday Decorations –*

The Board discussed the removal of the holiday decorations to be completed before the end of January.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 8:00pm.

- Next Board of Directors meeting will be held on Wednesday, February 21<sup>st</sup>, 2018 at 6:30pm.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2106 Chagall Circle; West Palm Beach, FL 33409

**February 21st, 2018  
Meeting Minutes**

Board Members Present:

Skip Jackson, President  
Derek Lambrou, Vice President  
Jason Fisher, Treasurer  
Thierry Beaud, Director

Mark Carpenter, Director  
Ian Curran, Director  
Helene Kottler, Director

The meeting was called to order by Skip at 6:36pm.

Previous Minutes – A motion was made by Skip, seconded by Derek and unanimously approved to accept the January meeting minutes as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of January. Thierry made a motion to approve the financials, seconded by Skip, and unanimously approved by the Board.

Legal Report –       2146 – bank foreclosure attorney is monitoring  
                                  2076 – collection account attorney is pursuing

OLD BUSINESS

Hardwood Tree Removals –

Tom Wiley of Duffy's Landscape attended the meeting to inform the Board that he is receiving push back from the City of West Palm Beach on the removal of the 10 designated swale trees that are causing sidewalk/driveway issues. He met with Ray Caranci on January 19<sup>th</sup> and was told that the City will not approve the tree removals instead they want to see the community install root barriers and reduce the canopies on the trees. The Board will discuss next steps for this project after the Annual Meeting.

Mailbox Assessment –

The Board reviewed an opinion from South Florida Mailbox to replace the mailboxes instead of repairing them. The cost would be approximately \$138 per owner for the same model that currently exists. The Board would like to see a price for solar lights on the mailboxes before they discuss this project any further.

NEW BUSINESS

White Fence (2901 Caffia) –

The Board discussed cleaning the white fence and repairing it now that the ficus hedge has been removed. Management will obtain a bid to clean and repair the fence while also attempting to reach the owner regarding these repairs.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2106 Chagall Circle; West Palm Beach, FL 33409

Community Website –

The Board discussed starting a community website where they will post the approved board meeting minutes and have a link for residents to contact the board directly.

Additional Speedbump –

The Board reviewed an additional bid to add one more speed bump as you enter the community. Residents expressed concern that this area is a major speed issue when residents enter the neighborhood. The Board is concerned that an accident will occur or a child will be hit. A motion was made by Thierry, seconded by Skip and unanimously approved for this additional speedbump to be installed.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 8:05pm.

- Next regular Board of Directors meeting will be held on Wednesday, April 18th, 2018 at 6:30pm.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2107 Chagall Circle; West Palm Beach, FL 33409

**April 18th, 2018  
Meeting Minutes**

Board Members Present:

Mark Carpenter, President  
Derek Lambrou, Vice President  
Skip Jackson, Treasurer  
Thierry Beaud, Director

Mark Carpenter, Director  
Ian Curran, Director  
Helene Kottler, Secretary  
Jason Fisher, Director

The meeting was called to order by Mark at 6:38pm.

Previous Minutes – A motion was made by Derek, seconded by Thierry and unanimously approved to accept the February meeting minutes as prepared by Soleil.

Financials – John Cates gave a report on the financials for the month of March. Thierry made a motion to approve the financials, seconded by Skip, and unanimously approved by the Board. The Board discussed transferring \$240,000 into an interest bearing CD at another bank. A motion was made by Ian, seconded by Thierry and unanimously approved for the current signers on the bank accounts to take care of this transfer.

OLD BUSINESS

Front Entrance Remodel –

Skip will be meeting with the general contractor for this project tomorrow. We hope to have renderings of the new design before the next monthly meeting.

Website and Communications –

Stephanie Diamond and Liz Alter gave a presentation on their plan of action to improve communications with the residents in the community. The committee will start working on a community newsletter while Derek and Thierry look into options for a community website. Mark and Thierry will serve as the Board Liaisons for this committee.

NEW BUSINESS

Dog Attack (2056 Chagall) –

The Board discussed an incident where a larger dog attacked a smaller dog in the community. The larger dog was not on a leash. A letter will be sent to the owner of this dog advising them to make sure the dog is always on a leash and to document this incident.

Exterior Paint and Roof Colors –

The Board discussed adding new color options for roof tiles and exterior paints. The directors unanimously agreed to review any requests for new colors on an individual basis to determine what fits in harmony with the rest of the community.

**The Classics at Bear Lakes  
Homeowners Association, Inc.  
Board of Directors' Meeting**  
2107 Chagall Circle; West Palm Beach, FL 33409

*Additional Street Lights and Cameras –*

The Board discussed having FPL assess the community to see if additional lighting is needed in some of the darker areas in the community. If additional lighting is suggested the Board would like to approve and install the additional street lights. After the lighting is approved and installed, they would like for the camera vendor to come out and give a bid for additional cameras.

*Landscape Advisory Committee* – Mark made a suggestion that Quin Travers should serve on the Landscape Advisory Committee. Quin will report directly to Ian who will serve as the Liaison on this committee.

*Clusia Hedge (2901 Caffia)* – The owner of this home will be given 7 days to repair the fence otherwise the Board will repair it and install the new shrubs to block the view of the white fence from the street.

*File Backup* – Mark suggested that the Accountants and Property Manager create backups of all their files for the community and give them to a Board Member or securely back them up somewhere offsite.

**Adjournment:** With no further business to come before the Board, a motion to adjourn was made by Derek, seconded by Skip and the meeting adjourned at 8:03pm.

- Next regular Board of Directors meeting will be held on Wednesday, May 16th, 2018 at 6:30pm.