



HOMEOWNERS' ASSOCIATION, INC.

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Board Meeting

Thursday, November 7, 2019

7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:02pm.

Board Members present at this meeting were President Ronald Perholtz, Treasurer Pegeen Kelty, Secretary Cory Surface and Director David Huggins were in attendance. Vice President Mike Staley was not present. Jim Pike and Gail Freese were also in attendance.

OLD BUSINESS:

Motion was made by Dave Huggins to approve the November 7, 2019 agenda. Seconded by Ron Perholtz. All Members were in favor.

Motion made by Dave Huggins to approve the August 28, 2019 minutes. Seconded by Pegeen Kelty. All Members were in favor.

Painting Update: Painting has begun. Several issues needed to be addressed with the painters. They have been cautious about not getting paint on homeowner screens. There was also a safety issue with the painter walking on top of the screen enclosures that needs to be addressed with Mario's Painting. The use of a bucket truck will be proposed.

Legal Update:

6143-2 – Ron reported that Ankudinov continues to file delays. Ron contacted our attorney and advised him to file a judgement. The next hearing is scheduled for 11/24/19. Both Ron Perholtz and Jim Pike will attend the hearing.

NEW BUSINESS:

Approval of 2020 Budget: The 2020 proposed budget was distributed to the membership in attendance. Jim Pike noted that there would be no dues increase in 2020. Ron Perholtz made a motion to approve the 2020 budget. Seconded by Pegeen Kelty. All were in favor.

Hardwood Tree Trimming: Some tree trimming will be done this year. It was requested that the bougainvillea along the fence by Pool 2 be kept lower. Orange Tree Landscapers will be advised. It was also requested that the lawns be cut more often in the fall. This will be added to the new lawn maintenance contract.

Hurricane Shutters: Ron Perholtz stated that all hurricane shutters needed to be removed by 11/24/19. This is due to the building painter that has begun.

Fines for Board Discussion:

Unit #	Description of Fine	Recommendation by Board	Motion		
			1 st	2 nd	All?
6150-2	Dog Nuisance; Barking	No fine. Board needs proof of nuisance. (audio/video)	RP	DH	All
6215-2	Repairs not completed w/i 90 days. (Fence/Wall)	\$100 fine immediately after approval by fining committee. If repair is not completed w/l 30 days, an additional \$100 fine per day will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6215-4	Repairs not completed w/i 90 days. (Fence)	\$100 fine immediately after approval by fining committee. If repair is not completed w/l 30 days, an additional \$100 fine per day will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6215-7	Repairs not completed w/i 90 days. (Screen)	\$100 fine immediately after approval by fining committee. If repair is not completed w/l 30 days, an additional \$100 fine per day will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6230-3	Repairs not completed w/i 90 days. (Fence)	\$100 fine immediately after approval by fining committee. If repair is not completed w/l 30 days, an additional \$100 fine per day will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6230-8	Repairs not completed w/i 90 days. (Fence/Wall)	\$100 fine immediately after approval by fining committee. If repair is not completed w/l 30 days, an additional \$100 fine per day (per violation) will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6263-3	Repairs not completed w/i 90 days. (Fence/Board)	\$100 fine immediately after approval by fining committee. If repair is not completed w/l 30 days, an additional \$100 fine per day (per violation) will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6263-5	Repairs not completed w/i 90 days. (Fence/Wall)	\$100 fine immediately after approval by fining committee. If repair is not completed w/l 30 days, an additional \$100 fine per day (per violation) will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6263-7	Repairs not completed w/i 90 days. (Fence/Wall)	\$100 fine immediately after approval by fining committee. If repair is not completed w/l 30 days, an additional \$100 fine per day (per violation) will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6190-3	Plate 262MZT – Expired Tag; No Decal of Visitor Pass	\$100 fine immediately after approval by fining committee. If violation is not cured within 7 days, an additional \$100 fine per day will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6198-2	Plate LQWB21 – Commercial Vehicle; No Decal or Visitor Pass	\$100 fine immediately after approval by fining committee. If violation is not cured within 7 days, an additional \$100 fine per day will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6254-2	Plate HCWM33 – Expired Tag; No Decal or Visitor Pass	\$100 fine immediately after approval by fining committee. If violation is not cured within 7 days, an additional \$100 fine per day will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All
6262-4	Plate I138QM – Expired Tag; No Decal or Visitor Pass	\$100 fine immediately after approval by fining committee. If violation is not cured within 7 days, an additional \$100 fine per day will be imposed, up to the maximum allowed by Florida Statute.	RP	DH	All

ADJOURNMENT:

Dave Huggins made a motion to adjourn the meeting at 7:50pm. Seconded by Ron Perholtz. All were in favor.