

## **Board Meeting Agenda Holiday Beech Villas Homeowners Association**

Meeting Date: **July 22, 2017**  
Beginning Time: 12:30

Meeting Place: Holiday Beech Clubhouse  
Ending Time: 1:30

The meeting was called to order by President, Mark Deasaro at 12:30pm

Board Members present: Mark Deasaro, Marlene Rockwell, Clyde Dills, Carol Robinson, Jeff Hardin, Richard Mayeron, Phyllis Winter and Bryan Martin

Property Manager, Renée Castiglione, was present

Mark recognized the guests at the meeting: Pam Watkins, Kyoung Walker, Kay Dills

Carol made a motion to re-elect the same officers for two reasons. One, they do a good job; and two, they have just signed all the paperwork for the new bank accounts, so this way we wouldn't need to change any of that information. Richard seconded the motion. A vote was taken. The officers remained the same: President, Mark Deasaro; Vice President, Marlene Rockwell; Treasurer, Clyde Dills; Secretary, Bob Goldberg.

Richard made a motion to accept the minutes of both January 14, 2017 and March 11, 2017. Carol seconded. A vote was taken. The minutes were accepted.

### Old Business:

Renée informed the Board that the three trees that were taken down last year, against HBV policy, were replaced. At that time the Board fined that owner \$1,000. The cost of planting the new trees \$545.00. This will allow us some financial room to plant additional trees in the future.

### New Business:

Leslie Deasaro sent a letter to the Board for their review and intervention regarding a noise issue coming from the unit above. President, Mark Deasaro, recused himself from this conversation, but was present to answer any questions. It had to do with hearing the homeowner above walking in that unit. New flooring was added after the current owner purchased the unit. After the Association made sure it wasn't a structural issue, it was found that there was no padding under the new floor. This unit was grandfathered in when the Homeowners Association voted on the new Flooring Policy at the 2016 Annual Meeting. After many questions asked, the Board felt they needed to go into a workshop meeting after the Board meeting to discuss this without Mark present.

During the Annual Meeting Renée said many times that we were having a hard time getting regular clean-up work done on the grounds due to the short hours that John works, and not being able to find anyone trustworthy to do the work. Clyde had the idea to ask our landscaper if that would be something that he would do on a weekly basis, and set it up as a yearly contract. Renée said she would speak with the landscaper to see if he was interested in doing something like that.

The Board meeting was adjourned at 12:30pm

The workshop began at 12:35pm

The discussion ensued on whether anything could be done for a homeowner in the situation like the Deasaro's. Renée told the Board that she questioned the attorney regarding this issue. The bottom line was that because the unit is grandfathered in, the Board has no authority to make a decision in this case. It was recommended by the Board that the Deasaro's send a nicely worded, certified letter to the homeowner above asking that they work something out together.

The workshop ended at 2:15pm