

Minutes

| HOA Special Meeting | | |
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| 6.9.2014 | 7:00 P.M. | Civic Center |
| Meeting called by | HOA Meeting - Called to order at 7:27 by Laurel Bennett | |
| Type of meeting | Regular monthly HOA Board Meeting | |
| Facilitator | Laurel Bennett | |
| Note taker | Laurel Bennett | |
| Timekeeper | none | |
| Attendees | Phil Steinberg, Laurel Bennett, Gina Burk, Troy Siegal Absent: Dick Gillikin, Chris Walker, and James Binns | |
| Discussions | Sherriff Report, ARI (the Collection Agency), finances, lake issues and a new home owners questions | |
| <p>Board Members nominated and approved Troy Siegal as a new board member prior to meeting. Minutes of May Meeting were read and Approved.</p> <p>Sherriff John Pacheco came in and presented on the 4 burglaries that occurred during the day and the 3 forced entries that were through the back areas of the homes. A 2014 RAV was stolen and used for theft, which was found and recovered in Belle Glade. Additionally, he discussed how they have to have a suspect before they can do a DNA test.</p> <p>Finances: Laurel Bennett read the financial report, discussed operating balance of \$21,737.98 at CenterState (previously known as Gulfstream) and Reserves of \$13,035.03 at First United for a total amt of \$34,772.17. Account detail was given to board members and the AA service charge was discussed. This is a new Service Charge by the CenterState but it appears to be lower than what they were charging in the past. Additionally, First United has now been bought out by a new bank out of the NE area. Unknown at this time as to how it will affect us, but they will be offering new services such as a HOA lock box system. This could be a good move for the HOA as it will be local to the board. Phil is now able to sign checks for the HOA as well.</p> <p>Collection, Lawyer fees and Assessment Status was discussed as was moving forward with the demand letters at an additional cost of \$150.00. Thus, we would be charged, per delinquent homeowner in collections, a total of \$215.00 vs. \$375.00 and upwards with the attorney and how the collections agency moves quickly whereas the attorney takes years to move on something. We will continue with the Collection agency.</p> <p>Lake issues were discussed in great detail. It appears that people have been fishing off the lake that does not have lake front property. Phil will look into the cost of a few signs stating "No trespassing" and this bill will be passed onto the lake front property owners. Algae has been an issue as well and lake front property owners have been raking the lake to remove clumps of algae. Phil will look into what the village is doing to correct the problem and talk to the Lake and Maintenance Company to see what can be done to alleviate some of the algae.</p> <p>Landscaping the common area was discussed and all members seem to be happy with what has been done. Members are stopping to let the landscapers and board members know that it is appreciated. We will continue to look for a firm to create the signage/entrance sign off of Crestwood Blvd.</p> <p>No Miscellaneous items were presented other than we are looking for new board members and there are two more that are willing to serve. The board members appreciate them getting involved and will nominate them to the board as soon as possible.</p> <p>Meeting was called to an end at 8:30 P.M by Laurel and seconded Gina. It was approved by all.</p> | | |
| Action Items - none | | |