



Monthly Board Meetings

Date: January 9, 2018

Location: 1451 Monterey Drive

Members Present: Chris Meadows, Gene German, Megan Maloney, Mary Hackett (Treasurer non-member), Steve Ward, Deb Kelsey, Troy Miller, Pat Abell (host)

Members Not Present: Richard White

Chris opened the meeting at 6:44 p.m. (1844)

Mary Hackett, Treasurer reported the Savings Balance is \$19,947.45 and the Checking Balance is \$21,477.75 The Comcast bill has not been paid for this period. Discussion regarding comparison to last year. Bills for Algieri Landscaping and Tree removal have been paid. Discussion regarding if anyone had observed the Security Service being active. Several said that they had seen them in the areas at different times. Mary suggested that the mail should be picked up by treasurer which would make the clearing of incoming checks and bills more efficient. Only one key to the P.O. Box exists and we may want to get another made. Mary also reminded the board that a replacement for the position of treasurer should be decided.

Megan Maloney, Financial Secretary reported that she had made a deposit today. Reported that there are 35 past due for three quarters (\$666 or more). This is expected to come down when the invoices go out with the newsletter for this quarter. Discussion regarding the invoice format. Megan says she can't decide any other way to make the amount due more clear. Discussion regarding (ADDRESS REDACTED) (some payments have made for the current year). Also, (ADDRESS REDACTED) which is over \$1,000 past due. Megan has emailed him an invoice and will email a new current invoice. Chris will emphasize to the home owners that the board has gone to court in the past and will go again in the future if necessary.

Steve Ward, Commons Area Trees in Area "L" have been cleared. Walked the fence line along Rio Road and other area fences to determine what needs to be repaired. Discussion regarding possibility of home owners being able to "bundle" with any work the board contracts. Chris will put some information in the newsletter. Algieri has been working on bamboo removal and has received some requests for leaf removal in Area "F" between Monterey and Lake Forest Drive. Chris asked for an estimate for the next budget.

Richard White, Architecture No Report. (Richard not available)

Pat Abell, Secretary Reported has two requests for email notifications (newsletters, etc.) and will try to obtain more for the future. This will help with the printing and distribution to the home owners.

Presidents Report Chris reported that he is working on the next newsletter and hopes to have it completed, printed and distributed by next Sunday, January 14, 2018. Also working on next budget. Estimates that with the elimination of cable costs it may be possible that the association dues may be reduced to approximately \$518 - \$560 per year! The new budget will allow for some extra funding to build the association savings account up. The recommendation is that we should have approximately \$30,000 in savings for unforeseen needs. Once the savings reaches \$30,000 the portion of the dues designated for that would be eliminated. Next annual meeting will be in June and either at the Seminole VFD or the Northside Library. Chris will try and schedule the date, time and location this week. No further progress made on the sidewalk repair.

Meeting adjourned at 7:42 P.M. (1942)

Next meeting at 6:30 p.m. Tuesday, February 6, 2018 at Troy Miller's - 1533 Lake Forest Drive

Disclaimer: Due to the public release of these minutes, this document contains redactions regarding FSPHA legal cases and actions in order to safeguard the privacy of the affected homeowners. Non-Redacted meeting minutes are available to any FSPHA homeowner owner on a by request basis.