

ASHWOOD LAKES HOMEOWNERS ASSOCIATION OF BREVARD, INC.

May 23, 2016 at 6:00 pm at Grace Fellowship Church

ARC Meeting

No Quorum – There was no ARC Meeting

Board of Directors Meeting

6:00 pm

Minutes

Call to Order:

Brian Hume called the meeting to order at 6:00 PM

Quorum was met with eight of the nine Board Members present: Brian Hume, Bernie Fischer, Arvedra Simmons, Chuck Cihal, Lynn Hudon, Michelle Pennington, Stacey Gamella and Marie Simeoneau. Courtney Gabbert from SCPM was also present.

Excused Absence: Pat Dodsworth

Approval of Minutes:

Minutes from the April 25th meeting were not approved due to concern from Homeowners present regarding a letter that was mentioned by a resident at said meeting; but was not entered into the meeting was not part of the minutes. After discussion the item not on the agenda do not have to be placed in the minutes. However, it was agreed upon however, for respect of the homeowners' concerns, the amendment would be made to include the mentioning of a letter. Michelle moved to make the change to the minutes, Bernie seconded the motion and it passed unanimously.

It was noted that a second meeting in February was held and minutes are not in Management's possession at this time. Management was not present but the minutes will be sought.

Financial Report:

Courtney Gabbert reviewed the April 2016 Financials:

Ashwood - Operating Account: \$40,138.70
Chase Operating CD: \$20,180.81 (Unreconciled)
Rec Fac Operating: \$27,121.26
Rec Fac Pool Key: \$5,750.00

Total Operating: \$93,190.77

Ashwood Reserves Account: \$15319.74
Ashwood Rec Fac Reserves: \$15497.29

Approved 2016.07.18

Total Reserves: \$31,817.03

There was a \$0.01 variance with the reserves on the Balance Sheet. Ms. Gabbert stated this was more an error in a GL Entry required to balance the interest reserves and would be corrected.

Lynn moved to accept the Financial Report, Michelle seconded and the motion carried unanimously.

The Aging report was reviewed. After discussion regarding sending accounts to an attorney, it was decided that 14 day letters would go out again as certified and return receipt. A notice would be made that those on the Aging report would be able to submit a payment plan to the Board for approval but must be paid in full by September 1, 2016. If a plan or payment in full was not received, then the accounts would be sent to the attorney/collections. Brian motioned to approve the Aging procedure and Stacey seconded the motion. All were in favor.

Committee Reports:

- **ARC:** Bernie Fischer submitted the ARC report. (Report attached). After discussion, Bernie motioned to accept all of the ARC reviews, except the ARC for Caruvana due to the HOA docs requiring 4 trees. Michelle seconded the motion and all were in favor. It is noted regarding Caruvana, that further inquiries would be made regarding if the Board could accept despite the Documents due to the variance by the City of Rockledge's acceptance of only three trees.
- **Joint Rec Report:** Arvedra (Vee) reported:
 - Locks were rearranged and would not need to be changed.
 - The hole at the tennis court is repaired.
 - There was a complaint due to the recent closure of the Basketball Court closing and postings of such will be looked into.
 - A new "No Skateboarding" sign that was missing is replaced.
 - She asked those in the community to address politely to children/adolescents who are acting inappropriately. And to email the Committee of what they've seen and said. Emails should also be sent to those of Ashwoods' Rec Facility Committee, not to those of the Ventana HOA Board or Committee.
 - There were three warning letters sent for violations. She noted one was a mistake and was cleared up.
 - Pool pump is in working order.
 - Those desiring to use the facilities must complete an application and pay a \$50 refundable deposit. She noted that even if there is an event / party, the facility would not be closed to other residents and was not available after dark.
 - Video feed of the cameras has been repaired.

Old Business:

- **Outlets at Entry:** Courtney Gabbert reported on behalf of Kevin Marrs Best Electric hasn't submitted the quote at this time, but is expected. If the cost is higher than anticipated, SCPM will provide the service to save costs to the Association.

- **Entry Sign letter/needs:** Courtney Gabbert reported on behalf of Kevin Marrs that Art Kraft is making a template of the letters and they letters would be available when needed. Art Kraft is also making designs for a new sign to review in the future.

New Business:

Compliance Drive results: The Compliance report was reviewed with SCPM, suggesting that four be reviewed and sent to the attorney for enforcement (two of the four will be directed to the attorney):

- Unapproved painting compliance (La Flor): Lynn motioned it be directed to the attorney, Marie seconded and all were in favor.
- Replace sod (Ventana Drive): Lynn motioned to submit to attorney, Marie seconded and all were in favor.
- Painting (Orion) will be held due to three other compliances that are noted, so all may be sent at once.
- Reseeding (Orion Way) will be held due to an ARC extension and approval that was submitted.

Any Other Business:

A resident brought up concern regarding ethics involving a Board Member and the distribution of a letter written by a Homeowner to a Board Member.

Bernie moved to adjourn the meeting. Brian seconded and the meeting adjourned at 7:17 PM.

Respectfully Submitted,

Space Coast Property Management