

ASHWOOD LAKES HOMEOWNERS ASSOCIATION OF BREVARD, INC.

January 18, 2016 at 6:00 pm at Grace Fellowship Church

ARC Meeting (5:30pm) & Board Meeting(6:00 pm)

Minutes of Board Meeting

Directors Present: Brian Hume, Chuck Cihal, Avedra Dawkins, Stacey Gammella, Pat Dodsworth, Lynn Hudson, Bernard Fischer, and Marie Simoneau (Also Present: Kevin Marrs/Towers)

Absent: Michelle Pennington

ARC MEETING: The meeting was tabled this evening, and moved to the Board Meeting.

Call To Order: Brian Hume called the meeting to order at 6:03 PM.

Approval of Prior Minutes: The minutes were read aloud by Kevin. After the reading, several changes were noted and Bernard then moved to approve the minutes of the October 19 Budget meeting and December 7th Organizational Meeting as modified. Lynn seconded and the motion carried unanimously.

Financial Report: Cash on hand Year End balances: Lynn asked Sharon Hill a question regarding the P&L from prior. Kevin proceeded to report the cash on hand at year end to those present as follows:

Ashwood Operating: \$17,311

Chase CD: \$20,180

Rec. Fac. Operating: \$8207

Rec. Fac. Pool Key: \$5701

Total Assets in Operating of \$51,400

Reserves:

Ashwood Reserves: \$14,350

Rec. Fac. Reserves: \$10,463

Total Reserves: \$24,813

Committee Reports:

- ARC : Kevin noted that in following the bylaws some changes were needed to the ARC members. Primarily, a total of 5 is needed and along with that is the fact that the Chairperson needed to be a member; as such, Marie moved for Pat Dodsworth and Stacey Gammella to be appointed to the ARC Committee. Lynn seconded and the motion carried unanimously.

As for appointing a required chair change, Marie moved that Pat Dodsworth act as chairperson. Stacey seconded and the motion carried unanimously.

Next ARC applications were reviewed and the results were as follows:

- 3997 Montesino- Approved
- 3871 LaFlor- One color was unapproved and request change, other ok
- 3926 Montesino- Approved
- 3954 Orion- Approved
- 4284 Ventana- One color was unapproved and request change, others ok

(Any older applications were noted as a risk if the item was completed at the point of the meeting).

- Joint Rec Report (if any): Avedra reported on several items including:
 - There has been activity going on in the area, with kids and other issues
 - Ashwood does not take over until February end
 - Kim Minot is still in control (from Ventana)
 - Weed control has been an issue and she would like to bid out the work that Paragon is currently doing. US Lawns will be asked to bid the spray for weed/fertilization.
 - Trash can needs moved from the playground area to one of the courts (discussion ensued regarding moving it inside fenced areas and concerns with that), but removal from the playground was noted as needed for the health and safety as there is too much animal waste too close to the playground.
 - Locks on the gates need cut off as they are deteriorated. (basketball and tennis court)

Kevin brought forward an issue that was emailed to him regarding the validity of 5 of the Board Members serving. He noted that he is not a lawyer, and that the issues were primarily due to there possibly being infractions on the 5 members. None of the members are currently delinquent in the payment of the assessments, and the community bylaws specifically disqualify an owner as being able to serve if the assessments are unpaid only. No other reference as far as “in good standing” is made in the Community bylaws; however one of the members may be delinquent in a payment of a past compliance action. Again, it was not certain if any or all of the above made the composition of the Board invalid, however as a plan of action, Kevin noted he will ask the party to draw up the item in a formal letter of request and if needed at that time, can obtain counsel opinion and report from there what if anything is needed to be done.

Old Business:

- Preliminary Draft Amendment Discussion and possible Action: Kevin presented a draft amendment for the “amending of the amendment procedure” with those present. It was drafted to require a majority of the membership to approve amendments in the future versus the 2/3rds now. Pat moved to approve Kevin having the amendment reviewed and blessed by counsel with any changes they may need to make to carry the item for a community vote. Stacey seconded and the item carried unanimously. (Kevin will attempt to find the cheapest attorney to handle the review and proxy draft).
- Review and Discussion of Compliance Inspection (rules/maintenance of homes): Kevin noted that he needed the board to just simply begin to allow the movement of letters requesting actions be taken on the homes. A sheet with some of the items routinely inspected were noted. All agreed that it was time to get some violation letters rolling.
- Discussion of Front entry Sign letters/Design: Kevin noted that he simply cannot find the type of font, or actual material used on the entry signs. After brief discussion, Kevin will obtain a few new designs in the event the community decides to change the signage and move away from the current marquis.
- Board Certification’s / forms (within 90 days of election): Kevin noted that he only had 5 board cert forms at this point and encouraged everyone to get them in. The Statute is 90 days, so there is time, however also encouraged was to take the Firm’s course as it isn’t too bad and might be enjoyed. It was noted that Brian had asked that the Board commit to finishing by January 7th at the Annual Meeting.

New Business:

- Re-Organization of ARC Committee (increase Committee to “5” from “3” with two additional homeowners): Handled Above...
- Payment Plan Request: Already approved as it is allowed annually for the home.

Any Other Business

Final Board/resident items were as follows:

-There was a question regarding palm tree infractions. Kevin noted dead trees need removed and trees with multiple dead limbs should be trimmed.

-It was noted that a resident had posted flyers on mailboxes throughout. It was further noted it was a felony.

-Newsletter was discussed, and Brian asked Sharon if she would volunteer for the editing of the newsletter. Sharon noted she was happy to. All articles will go to Sharon for creation and she will email Kevin with the draft for everyone to review.

-It was noted that there has been a lot of soliciting throughout. They will be asked to stop.

- Facebook site was noted to possibly need a security feature to keep the outside public from just getting in. It was noted that it will be set up so that anyone wanting to join will have to ask and be allowed in. Verification can be made as to whether they are a member or resident.

Adjournment: With no other business at hand, Avedra moved to adjourn the meeting. Motion was seconded by Pat Dodsworth and the meeting was adjourned at 8:15 P.M.

Respectfully Submitted,