

Town Oaks Homeowner's Association, Inc.

August 8, 2018 6:30 pm

Board of Directors

Board Meeting Minutes

Approved

A. Call to Order:

The meeting was called to order at 6:30 pm by Board President, Terry Jonethis. Directors Present: Alison Stanavitch, Chet Miller, Jannet Preti, Curtis Cook, Sara Cassidy, Management: Courtney Hagins LCAM

B. Reading Of Previous Minutes Or Motion To Approve:

The minutes of the July 11, 2018 were reviewed. A motion was made by Sara and seconded Jannet to accept the minutes with exception of amending the financial report. Motion approved.

C. Financial Report:

The Board reviewed the June 2018 report. Treasurer Jannet Preti reported that the reserves remain at \$36,000. The checking account balance was in line. She requested that a separate line item for all related cost from the front entrance recent incident be made so that next Board is fully informed. After further review of the financial report, a motion was made by Chet, seconded by Alison to approve the financial report as submitted. The motion carried.

D. President's Report:

Terry asked about the ALC process. It was reported that Courtney sends the application first to Sheryl as chairperson of the committee. Once the application is reviewed and approved by the committee, the application is sent back to Courtney who then forwards it to the Board for final approval.

E. Manager's Report

- AR and Legal: Owners are receiving late notices after 30 days and final notice on 60 days. Owners that are 90 days in arrears are sent to legal collection at the owner's expense as approved previously by the Board. The Board approved the use of color paper for collection letters.

- CCR Report: The report was provided and will be reviewed by the Board. It was reported that many owners are responding to letters sent out, and correcting items as needed.

F. ALC Committee Report

There were no applications to approve at this time. Courtney stated that Sheryl has provided the committee review of applications in a timely and informative bases.

G. New and Unfinished Business:

The Board agreed to have Only Tree provide a proposal for thinning the trees surrounding the lake. It was also agreed to include the trimming of the palms and hardwood throughout the common area.

It was determined that planting for the front entrance sign would be done during cooler season. Chet stated that the irrigation appears to be working on schedule. Terry reported that the cul de sac irrigation stays on, instead of rotating.

The insurance policy was discussed. As a result of damages to the front entrance sign, the Board wants to add additional coverage for the lights around the lake, two benches, the wall and fence, the front entrance sign and lights. The agent will be contacted accordingly.

The number of Board members was brought before the Board. It was agreed that a five member Board was more effective for the association. Sara Cassidy offered to resign after the meeting as the sixth member. She stated her current schedule does not allow time to commit to the association, however, she would continue with the newsletters. The Board thanked Sara for serving on the Board. A motion was made by Chet that the Board of Directors shall be 5 members only from now on. The motion was seconded by Sara. The motion carried.

The meeting continued with violation issues. Volunteers for the fining committee were confirmed. A motion was made by Chet, seconded by Alison to establish the fining committee, and fines will be posted for non-compliance. Motion carried.

Truck violations were brought before the table. Changes in the declaration are required. 75% of the membership is required to approve it. The discussion will continue.

H. Next Meeting Date: September 12, 2018

I. Motion to Adjourn: 8:30 PM