

Town Oaks Homeowner's Association, Inc.

November 14, 2018 6:30 pm

Board of Directors

Budget and Board

Meeting Minutes

Approved

A. Call to Order:

The meeting was called to order at 6:30 PM

Directors Present: Alison Stanavitch, Chet Miller, Jannet Preti, Curtis Cook, Terry Jonethis

Management: Courtney Hagins LCAM

B. Proof of Notice of the Budget Meeting:

Mailed October 30, 2018, 2 weeks in advance. Evident by members present

C. Reading Of Previous Minutes Or Motion To Approve:

The minutes of the October 10, 2018 were reviewed. A motion was made by Chet, seconded by Curtis, to accept the minutes as written. Motion carried.

Financial Report:

The Board reviewed the October report. Treasure Jannet Preti reviewed the income and expenses year to date, noting that the budget remains in line. A motion was made by Alison, seconded by Terry, to accept the financial report. Motion carried.

2019 Budget Report:

Jannet reviewed the proposal 2019. She discussed each line item, comparing the 2018 to the projected 2019. 4% increases were applied for the Comcast contract, landscape expenses, administration, and insurance. It was determined that the 2019 budget was more in line for the actual expenses for the coming year. The 2019 quarterly assessments will be \$485.00, reflecting an approximate 2% increase, for a total of \$3.34 per month / \$40 per year per owner. After further discussion, a motion was made by Chet, seconded by Curtis to accept the proposed 2019 budget as submitted. The motion carried.

D. President's Report:

Terry discussed the issues within the community. One owner reported Town Oaks to the Palm Beach Garden City for not replacing a dead palm tree. The Code Enforcement Office issued the association a violation, and had the City Forrester review the property. The City Forrest issued additional tree and plant items that were needed. The cost to the association exceeded \$3,000.00, which was not a budget item. Terry stated that owners should either

contact the Board or the Management Company instead of the city to avoid extra association cost.

Terry reported that the Board of Directors performed a preliminary survey, also known as a straw vote, to gauge the opinion of the owners to see if owners were in favor of allowing non-commercial trucks to park in their outdoor parking space overnight. The Board of Directors previously agreed that it would be an amendment, written and processed by the attorney.

Terry further reported that a prior Board member provided incorrect information to owners regarding the truck survey. The past Board member was contacted, and advised to contact the owners she contacted to correct all false information she disseminated.

In 2019, Terry stated that certain sections of the association documents will be reviewed and updated by legal counsel. Changes are needed to bring the association in line, and more up to date with codes, statutes, and laws. Changes to the documents require membership approvals, and the Board will keep owners informed.

E. New and Unfinished Business:

Courtney requested funds for plants at the front entrance. An approval of \$500 to \$750 was provided.

- F. **Adjourn:** The next meeting will be December 12, 2018. A motion was made to adjourn the meeting at 6:50 PM.