

MALLORY HARBOR at CORAL BAY VILLAGE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

January 26, 2016 at 7:00pm

Coral Bay Village- 3101 South bay Drive, Margate, FL.- Clubhouse

CALLED TO ORDER:

There being a quorum of directors present, in accordance of the By-laws of the Association, the meeting was called to order at 7:05pm by Fred Bourdin, President.

BOARD MEMBERS PRESENT

Fred Bourdin, President

Martin Carberry, Secretary

Charles Brown, Treasurer

Elias Roman, Vice President

PRESENT FROM MANAGEMENT

Richard Ciarsolo, LCAM for A.S.F

Minutes

The Minutes from November 24<sup>th</sup> were presented.

Motion made by Martin Carberry to adopt minutes

Second: Charles Brown

Motion made by Fred Bourdain to contact account #148-3079 in regards to the pending balance. Notify home owners that their account will be sent to the attorney if not paid by the end of February.

Second: Martin Carberry

Approved by all

Motion made by Fred Bourdin to contact Robert Kelly and make sure all accounts have been forwarded to Mr. Valancy's office.

Second: Elias Roman

Approved by all

Motion made by Fred Bourdain to get a status update on the approved foreclosure of 6395 Ocean Drive.

Second: Charles Brown

Approved by all

Motion made by Fred Bourdain to send out a delinquent notice letter if maintenance is not paid by February 15. A one time \$25 late fee will be charged to their account in February and a \$6 demand letter charge will be charged to their account every month until the maintenance is paid. The demand letter will be sent at the beginning of every month until paid.

Second: Martin Carberry

Approved by all

Motion made by Fred Bourdain to contact the home owner for 3058 Lillian Lane and get an update on the pending compliance violations that have yet to be addressed.

Second: Charles Brown

Approved by all

Next meeting is set for February 23 at 7pm

Motion to adjourn by Elias Roman at 7:55pm.

Second: Charles Brown

Approved by all