

**MINUTES OF THE BOARD OF DIRECTORS MEETING
FAIRFIELD AT BOCA MASTER HOMEOWNERS ASSOCIATION, INC.
HELD ON THURSDAY, April 19th, 2018, 7:00 PM, IN THE CLUBHOUSE**

Joe Jaffe called the meeting to order at 7:00PM. The meeting was properly noticed.

ROLL CALL

Those members present were Joe Jaffe, President; Coleen Ray, Vice President/Treasurer; David Gross, Secretary; and Hilary Rose, Director. Karen Kintner, Director was absent with notice. Also present was Dawn Bedusa from Residential Management Concepts, Inc. and Guy Shir from Shir Law Group.

MINUTES

Joe Jaffe moved to approve the minutes of the last Board of Directors meeting held on January 25th, 2018, as presented; seconded by Coleen Ray. All in favor. Motion carried.

FINANCIAL REPORT

Joe Jaffe read the financials and currently the Association's accounts was \$147,285.08 with \$68,608.01 in reserves.

OLD BUSINESS

Airbnb – Joe explained the situation about Airbnb and how it not only goes against most the subdivision documents but also the City Code Enforcement. The City has reached out to the homeowners that we are aware of renting their homes/rooms and explained that if they continue to rent, they will be charged a fine by both the City and Fairfield. If they choose to ignore the rules, they will be taken to court at that point.

Handle Ball Court – We received a request to have a net placed about the racquetball court. Dawn presented the board with proposals however at this time, the board felt it was not worth the amount of money since there was only a one person requested.

NEW BUSINESS

Committee – An email was sent out to all homeowners of Fairfield at Boca regarding organizing committees for Landscaping, Social, Safety, and Pool committee. It was explained that for each committee there must be a member of the board and a chair person on the committees. Only a handful of residents volunteered having establishing two committees for landscaping and social. Landscaping committee will be Coleen Ray, April Gardner, Jonathan Rouffe, and Karen Golembeski. Social Committee is Joseph Jaffe, Francine Crespi, Danny Clanton and Makayla Clanton.

Pools – Residents were asking about having the pool hour's extended. As stated in the Florida Statues the pool hours are as follows ½ after sunrise and ½ before sunset. We are currently looking into quotes for FOBS.

Parking – Randy Foulds from Grand Fairfield was requesting to allow residents to park in clubhouse spots. Discussion pursued and was explained it would not be feasible as the parking in the clubhouse/pools and overnight guests. It was also explained that a resident from one subdivision cannot park in about her subdivision's area.

Dog Park – Peter Mirabelli requested to have a dog area built across the lake. The Board explained to Mr. Mirabelli that the lake was at a slope that would have to be built up, irrigation/ fencing and other concerns plus the property was not all Fairfield property but Crocker Center as well. The land would also need a new zoning codes.

At this time, Joe Jaffe turned the meeting over to Larry Abrams to discuss new documents and paving of roads. Larry to explain that Fairfield hired Craig A. Smith & Associates to do a survey of all the roads throughout Fairfield. These surveys were giving to each Association president for their review along with several drafts of the new documents for the Master Association. Again, if the new documents are passed, the Master will handle the repaving throughout Fairfield. In the new documents, each subdivisions would give permission for the Master to take over the **upkeep** only of all the roads throughout Fairfield just like the irrigation and street lights. If the documents are not passed, the Master would have to wait until all subdivisions repaired their roads prior to working on the main roads per the advice of several paving companies which explained that if the Master roads are done 1st and then another subdivision after that, the trucks coming in can ruin the new roads, cause damage, mare the roads with the concrete that they are carrying/pouring, along with other issues such as a difference in color, depth, and types of concrete.

Larry also talked on a few points of the new documents and stated that once the Board gets the newest revised version, they will send them to the homeowners. They can reach out to the office or their President with any questions. The Presidents will discuss them again at the next scheduled President Counsel meeting.

Coleen Ray made a motion to adjourn; David Gross seconded. All in favor. Motion carried. Meeting adjourned at 8:05pm

Respectfully submitted, On behalf of the Secretary, The Board of Directors,
Fairfield at Boca Master Association, Inc.