



HOMEOWNERS' ASSOCIATION, INC.

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Board Meeting

Thursday, December 12, 2019

7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:00pm.

Board Members present at this meeting were President Ronald Perholtz, Vice President Mike Staley, Secretary Cory Surface and Director David Huggins were in attendance. Treasurer Pegeen Keltz was not in attendance. Jim Pike and Gail Freese were also in attendance.

OLD BUSINESS:

Motion was made by Ron Perholtz to approve the December 12, 2019 agenda. Seconded by Cory Surface. All Members were in favor.

Motion made by Ron Perholtz to approve the November 7, 2019 minutes. Seconded by Dave Huggins. All Members were in favor.

Painting Update: Painting has begun. There were issues with the painters cutting screen enclosures. Ron Perholtz stated that our next painting contract will need to contain language about the screen replacement if screens are damaged or cut by the painters.

Legal Update:

6143-2 – Ron Perholtz advised that Ankudinov is supposed to appear at our attorney's office on Friday with financial records. If he does not appear, he will be held in contempt.

6359-6 – Guy-Wilson passed away due to a heroin overdose. Ron Perholtz to the Board that our attorney advised that with her passing, the mortgage company may have a better chance of winning a case to take possession of the unit.

NEW BUSINESS:

Approval of 2020 Budget: Ron Perholtz made a motion to approve the final version of the 2020 budgets. Cory Surface seconded the motion. All were in favor.

Holiday Party/Event Discussion: The holiday event discussion was tabled due to the bad weather causing lack of attendance by the membership.

Fines for Board Discussion:

6174-7: Wall and gate repairs not completed with 90 days. Board voted to fine homeowner \$100 per violation. If violation(s) are not repaired within 30 days after fining committee meets, homeowner will be fined \$100 per day up to the maximum allowed by Florida statute.

6198-1: Attic wall repairs not completed with 90 days. Board voted to fine homeowner \$100. If violation is not repaired within 30 days after fining committee meets', homeowner will be fined \$100 per day up to the maximum allowed by Florida statute.

6198-6: Fence and screen repairs not completed with 90 days. Board voted to fine homeowner \$100 per violation. If violation(s) are not repaired within 30 days after fining committee meets', homeowner will be fined \$100 per day up to the maximum allowed by Florida statute.

OPEN DISCUSSION:

Jim Pike announced that Bill Poulos and Katy Maziarz have given notice that they do not wish to continue as regular members on the fining committee but will fill-in as alternates when needed.

ADJOURNMENT:

Dave Huggins made a motion to adjourn the meeting at 7:24pm. Seconded by Ron Perholtz. All were in favor.