

MALLORY HARBOR at CORAL BAY VILLAGE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

July 28, 2015 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
Elias Roman, Vice President
Martin Carberry, Secretary

ABSENT BOARD MEMBER

Charles Brown, Treasurer

PRESENT FROM MANAGEMENT

Richard Ciarsolo, LCAM for A.S.F

Minutes

The Minutes from June 23rd were presented.

Motion made by Elias Roman to adopt June minutes

Second: Martin Carberry

Financial report:

Financial report review for May and June was presented by Richard Ciarsolo.

Motion made by Elias Roman to table the decision on sending delinquent accounts to attorney until the August 25 meeting. The board requested that we send a final letter allowing the home owner one final opportunity to pay before sending to the attorney.

Second: Martin Carberry

Approved by all

Motion made by Fred Bourdin to ask attorney, Steven Valancy, for his advice on how to proceed with 6385 Ocean Drive and 6395 Ocean drive. To be determined by the Board at the Aug. 25 meeting.

Second: Elias Roman

Motion made by Martin Carberry to see if there can be an addendum made to modify the original documents instead of amending the documents as requested by the email we received from Christopher Reed.

Second: Elias Roman

Martin Carberry wanted to express his concern about the parking issues. He recommended that we first send a letter to all home owners to educate and inform them of our rules before beginning enforcement. Martin offered to also create a Q and A sheet with recently asked questions to attach to the letter.

Fred asked me to write down the following statements to be included in the Parking Letter:

"We have two governing structures that apply to parking. Common area, roads, and sidewalks are under the domain of the CDD, Coral Bay District. The other domain is Mallory Harbor Inc.

Per Mallory Harbor, the solution to parking on the grass is installing temporary pavers. Please visit our website at malloryharbor.com for paver details.

We have parking amnesty for the following holidays:

1. Christmas to New Years
2. Easter (one week)
3. Thanksgiving (one week)

It is not acceptable to park on the grass overnight, No Exceptions!"

Elias also was interested in getting some name plates/ID cards for the Board. He asked to get some prices for this and will discuss options at our August 25 meeting.

Next meeting is set for August 25 at 7pm

Next grievance meeting is set for August 25 at 6:30pm

Motion to adjourn by Elias Roman at 8:17pm.

Second: Martin Carberry



8/25/15.