

MALLORY HARBOR AT CORAL BAY VILLAGE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

August 27, 2013

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 7:15p.m.

MEMBERS PRESENT

Fred Bourdin
Hipolito (Polo) Bravo
Charles Brown

MEMBERS ABSENT

Traci Pollock

Unit Owners Present

3 (see attached sign in sheet)

OTHERS PRESENT

Gail Magdycz-Associa

Resolution: To approve the minutes from July 23, 2013, as amended

Motion: Polo

Second: Charles

Motion carried unanimously

Owner's Comments:

The Board Members discussed, with a resident and other owners present, where can the basketball hoop/stand be kept that the children and the parents would not have to daily remove it to the side of the home. It is not safe to remain at the end of the driveways; they must be placed if kept in the upright position up against the garage door. This decision is only temporary to see if this will work with everyone in the community to comply with.

The issue with 6405 Ocean and the residents boat in the driveway; it must be removed from sight. This resident has 30 days from this meeting to remove said boat.

Treasurers' Report given by Gail

There are 4 accounts on the delinquency report that are each over \$1,000.00. Does the Board want to show in the proposed '2014 budget the line item of Bad Debt? The members present said no, because this will make the annual assessment go up to high.

Move from Old Business to speak about 6b. Old issue with Tucker & Tighe

The Property Manager is to send a letter to Tucker & Tighe regarding the invoices they are requesting the Association to pay. The letter should be regarding the evidence of an email stating that monies were paid towards those invoices and if necessary the Association will get a copy of bank statements going back to April, May, and June of 2012 to show proof of payments. They want a demand letter stating that the Board the get information of who instructed them to go after said homeowners and for what, is it for assessments or violations?

Of this discussion also came up if Tucker & Tighe refuse to give the Board Members answers that are being requested; is weather to not pay them and have this go to the Association new attorney or just pay the amount due. The Property Manager advise that the legal fees will be higher than the amount they are demanding to be paid and does not advise to send this situation to the new attorney. Just pay the amount and move on.

Items at the Request of the Board Members:

The Board Members would like Thank You letters to go out to Lowes, Master Gardner and ASF

The Board Members want a copy of the minutes from the grievance committee meeting

Pull a copy of the approved ARC on home 6415 ocean, Charles did not keep a copy for his records

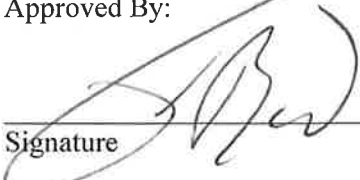
There being no further business to come before the Board of Directors, the meeting was adjourned at 9:10 p.m.

Motion: Fred

Second: Polo

Motion carried unanimously

Approved By:

Signature 

Date 9/24/13

ADD to minutes



Mallory Harbor

2 messages

Eddie Velie <Broker@eddievelie.com>

Tue, May 15, 2012 at 9:29 PM

Reply-To: Broker@eddievelie.com

To: law@tuckertighe.com, tuckertighe_collections <collections@tuckertighe.com>

Hi Meredith,

We have a board meeting on Thursday and I need an update the two files below.

6385 Ocean Dr: Why hasn't the foreclosure been filed on this property?

3058 Lillian Lane: Why hasn't the civil suit for injunction been filed with the court on this property?

Attached is a list of payments the Mallory Harbor has paid for you to file the two cases above.

BCC: Mallory Harbor Board of Directors

Thanks,

Eddie Velie, Principle Broker/Owner

Velie Real Estate Services, LLC

Office: (321) 622-6300

<http://VelieRealEstate.com>



 PAYMENTS TO TUCKER & TIGHE.pdf
7K

Eddie Velie <Broker@eddievelie.com>
Reply-To: Broker@eddievelie.com
To: tuckertighe_collections <collections@tuckertighe.com>

Wed, May 16, 2012 at 11:55 AM

Hi,

Thank you. I am unaware of any changes to the 6385 filing to include the noncompliance issues. They have not paid their assessments in 3 years and both the owners have civil actions as defendants for debt in the civil court records (but no foreclosure).

3058 Lillian civil injunction suit must be completed asap. The board is and the other owners seem to be 100% behind this action as this owner has blighted the neighborhood for years. The last time I talked to Meredith, she called to inform me that you could not file for the noncompliance special assessments as listed on the latest owner's statement. The call was a waste of time as I already knew this. These delays are not acceptable.

I informed her that I understand very well (At times she seems condescending) as I have four degrees including a master's degree. I understand what I read whether it is State law, CCR's, By-Laws, case law, etc. I am also aware of the fine line between what it says Vs. any attempt at interpretation (practicing law) - X
☺

Regards,

Eddie Velie, Principle Broker/Owner

Velie Real Estate Services, LLC

Office: (321) 622-6300

<http://VelieRealEstate.com>



From: tuckertighe_collections [mailto:collections@tuckertighe.com]
Sent: Wednesday, May 16, 2012 9:54 AM
To: Broker@EddieVelie.com
Subject: RE: Mallory Harbor

Good Morning Eddie,

I will make sure Meredith Spira, Esq., updates you regarding the injunction suit for 3058 Lillian Lane. For 6385 Ocean Drive, I was advised that the Association was originally going to file a separate count to address the owners violations so we originally held on filing Schumaker, but was later advised it would not only be filing for unpaid assessments. We will finalize the complaint we had prepared for Schumaker and will file it with the Court before Friday.

Sincerely,

Michelle Montekio, Esq.

Tucker & Tighe P.A.

800 E. Broward Boulevard

Suite 710

Fort Lauderdale, FL 33301

Telephone: (954) 467-7744

Facsimile: (954) 467-7905

collections@tuckertighe.com

From: Eddie Velie [mailto:Broker@EddieVelie.com]
Sent: Tuesday, May 15, 2012 9:30 PM
To: tuckertighe_law; tuckertighe_collections
Subject: Mallory Harbor

[Quoted text hidden]

6

NOTICE OF Board³ of Director's Meeting
Mallory Harbor @ Coral Bay Village Association, Inc.
At the Coral Bay Recreation Center
Thursday, January 19, 2012 AT 7:00 PM

MEETING MINUTES

ROLL CALL of BOD Present: Traci Pollock, Charles Brown, & Polo Bravo

CALL TO ORDER: Time: 7:06 PM

PROOF OF NOTICE: Calendar on Web site (3 Years continuous), Signs Out

ROLL CALL of Committee(S): None

ROLL CALL of Homeowners: Traci Pollock, Charles Brown, Polo Bravo, Eddie Velie, & Angel Stillabower

READING OF THE MINUTES for the November 17, 2011 Board Meeting:

Motion to accept? Traci 2ND? Charles Roll? Polo = Yes

READING OF FINANCIAL REPORTS: Eddie

COMMITTEE REPORTS: None

OLD BUSINESS:

1. Scott's and new quotes: Eddie presented 2 quotes from Truly Nolen and Apex Lawn Service to compare to Scott's Service.

NEW BUSINESS

1. Motion by Traci to send 3058 with foreclosure for unpaid assessments & a suit for an injunction to resod the lawn and maintain the property, was 2nd by Polo, with Charles voting Yes also.
2. A motion by Traci to make noncompliance special assessments non-negotiable, unless appealed to board or grievance committee, at graduated amounts from \$25 for the 2nd letter, \$50 for the third letter, \$75 for the 4th letter, and \$100 for each noncompliance letter thereafter for the same noncompliance maintenance issue, was 2nd by Polo with Charles voting yes also.
3. Motion by Polo (related to previous motion) publish a one time warning statement, in the newsletter and the January 2012 noncompliance letters, that says, "Special assessments incurred, because an owner does not correct the noncompliance issue within the 30 days allowed, will no longer be removed from your account when the issue is corrected." "EXCEPTION: IF YOU HAVE PAST FEES ASSESSED ALREADY, YOU HAVE 30 DAYS TO CORRECT THE ISSUES FOR THE FEES TO BE REMOVED UNDER THE OLD POLICY.", was 2nd by Traci with Charles voting yes also.
4. Homeowner Angela Stillabower requested that we contact the CDD about the sidewalk rounding the corner at the entranceway that is not pressure washed with the rest of the sidewalks of the CDD. Management Co. will do so and report back.
5. Discussion about the school bus stop resulted in Management Co., volunteering to try and get the bus stop moved from the entrance of Mallory Harbor and The Cape at Harbor Street and S. Bay Dr.

ADJOURN: ☺ _____



FYI - VelieCAM

1 message

Eddie Velie (321) 622-6300 <Eddie@veliecam.com>
Reply-To: Eddie@veliecam.com
To: "Eddie Velie (321) 622-6300" <Eddie@veliecam.com>

Tue, Apr 17, 2012 at 3:59 PM

Hi Folks,

I hope all of you are doing well and are happy -- ☺

This email is to inform you that I intend to shut my company down at the end of this year. This is simply a strategic business decision so I can focus on my real estate business. The two professions are not as compatible as it may appear.

Additionally, this much notice will give "us" the opportunity to plan and prepare for the transition. For example, budgets may need to be modified so we need to know the numbers early enough to include in the budget.

Thank you very much for the opportunity to serve your respective communities. It has been a complexly rewarding experience -- ☺.

Sincerely,

Eddie Velie, Consultant, Owner, CAM
Velie Community Association Management, LLC
Office: (321) 622-6300 Email: Eddie@VelieCAM.com



**Mallory Harbor
at Coral Bay
sign in sheet**

Date of Meeting: August 27, 2013

1. Robert & Eugenia Harding - Grievance Mtg.
2. Kelly Sorokin - 3074 Lillian Lane
3. FRIEDMAN 6323 HARBOR BEND
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

MALLORY HARBOR DAY

SUMMER SIZZLE OF 2013

HOSTED BY MALLORY HARBOR BOARD OF DIRECTORS
AT CORAL BAY VILLAGE, INC.



JOIN US IN A MEET AND GREET WITH OUR BOARD MEMBERS, NEIGHBOR'S, AND NEW MANAGEMENT COMPANY. ASK QUESTIONS, SHARE YOUR COMMENTS AND/OR MAKE RECOMMENDATIONS ABOUT WAYS TO ENHANCE MALLORY HARBOR AND MAKE IT A BETTER PLACE TO LIVE.



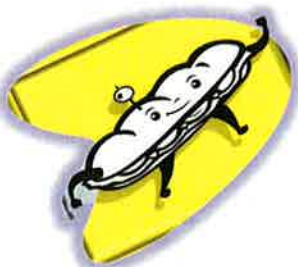
THERE WILL BE PEOPLE FROM THE BROWARD COUNTY EXTENSION EDUCATION MASTER GARDNER PROGRAM, LOWES HOME IMPROVEMENT, AND OTHERS TO GIVE US ALL INSIGHT ON GOING GREEN, SAVING ON ENERGY, AND PRESENTATIONS FOR CHILDREN AND ADULTS THAT WILL BE ABLE TO PARTICIPATE IN. WE WILL ALSO HAVE THE MARGATE POLICE DEPARTMENT WITH A PRESENTATION AND YOUR NEW MANAGEMENT COMPANY, ASSOCIA WITH THEIR MASCOTS; DAISY AND SCOUT.



IT'S TIME TO RECONNECT WITH ONE ANOTHER
IT'S TIME TO MOVE FORWARD
WITH OLD AND NEW NEIGHBORS

THIS WILL TAKE PLACE ON: THURSDAY AUGUST 15, 2013 AT 6:30PM
LOCATED AT THE CIRCLE OF CRAYSFORD AND HARBOR BEND

THERE WILL BE FOOD AND REFRESHMENTS PROVIDED BY THE BOARD MEMBERS, NEW MANAGEMENT AND ANYONE ELSE WHO WOULD LIKE TO BRING SOMETHING TO THIS WONDERFUL EVENING GET TOGETHER!





Sign-In Sheet



Mallory Harbor
DAY

BROWARD COUNTY EXTENSION EDUCATION SECTION Parks and Recreation Division

Title: _____

Date: _____

Leader: _____

Time: _____

Location: _____

	Name Email Address	Mailing Address	Phone #	Race	Sex
1.	Diane Ramsay e-mail: dramsay@broward.org	6342 Ocean Dr Margate, FL 33063	H. 954-529-1122 W.		
2.	chuckbr9@comcast.net e-mail:	3130 SUNSET CIR MARGATE FL 33063	H. 954 972-1655 W.		
3.	Jerrel Horn e-mail: hornj@bellsouth.net	6314 Ocean Dr Margate	H. 754 264 3963 W.		
4.	Traci Pollock e-mail: traci.pollock@bellsouth.net	6302 Harbor Bend Margate, FL 33063	H. 754-441-5758 W.		
5.	Angela Stillabower e-mail: astill1719@gmail.com	6400 Harbor Bend Margate, FL 33063	H. 954-971-1864 W.		
6.	Bernard Jean e-mail: B5770J2@gmail.com	6353 Harbor Bend Margate, FL 33063	H. 561-685-4007 W.		
7.	Steve Ransahai e-mail: Natasha.Ransahai	6345 Ocean Dr Margate 33063	H. 9-383-4712 W.		
8.	Lesly Joseph e-mail: Lesly-Joseph51@gmail.com	6398 HARBOR BND MARGATE FL, 33063	H. 954-933-7113 W.		
9.			H. W.		
10.			H. W.		

Total Attendance	Males	Females		
Breakdown:	WM	WF	BM	BF
Breakdown:	HM	HF	AM/PI	AF/PI
Breakdown:	Multi M	Multi F	Nat A M	Nat A F

The University of Florida and Broward County Extension Service offers its programs to people of all ages, regardless of race, color, gender, religion, national origin, disability, political beliefs, sexual orientation, marital or family status and is an equal opportunity employer.



Sign-In Sheet



BROWARD COUNTY EXTENSION EDUCATION SECTION Parks and Recreation Division

Title: _____

Date: _____

Leader: _____

Time: _____

Location: _____

#	Name Email Address	Mailing Address	Phone #	Race	Sex
1.	Hipolita Bravo e-mail: Doloh@bellsouth.net	6335 Ocean Dr Margate, FL 33063	H. 954-806-2741 W.	Y	M
2.	Ron Siekierski e-mail: rsiekierski@yahoo.com	6305 Ocean Ln Margate, FL 33063	H. 959 973-9266 W.	W	M
3.	FRED BOJRDYV e-mail: FREDTBOJRDYV@Gmail		H. 954 977-7165 W.		M
4.	Marie Bordman e-mail: bordman@yahoo.com	6342 Harbor Bend Margate, FL 33064	H. 954-588-3627 W.	B	F
6.	FRUIN RAVENEAU e-mail: PAPA ITAMOUR@CAVITLINK.MARGATE.NET	6325 OCEAN DR MARGATE.	H. 954 977-8112 W.		
6.			H. W.		
7.			H. W.		
8.			H. W.		
9.			H. W.		
10.			H. W.		

Total Attendance		Males	Females		
Breakdown:	WM	WF	BM	BF	
Breakdown:	HM	HF	AM/PI	AF/PI	
Breakdown:	Multi M	Multi F	Nat A M	Nat A F	

The University of Florida and Broward County Extension Service offers its programs to people of all ages, regardless of race, color, gender, religion, national origin, disability, political beliefs, sexual orientation, marital or family status and is an equal opportunity employer.