

THE 300 PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY November 28, 2018
SOUTH PAVILION

The meeting was called to order at 7:00P.M. By William Warner, President. Directors present were: Hratch Nerkizian and William Warner. Richard Lonergan was on the phone. Representing management was: Patti Servidio and Ernie Willis.

The meeting was called to order.

A quorum was established. There were Twenty (20) owners present.

A motion was made by Hratch Nerkizian and seconded by William Warner to approve the minutes of the October 18, 2018 Board meeting. The motion passed unanimously.

Officer's reports:

The President reported that the landscapers have started trimming the trees, mulching and planting flowers this week and will continue until it is done. The pavers at the North Pavilion and the Pickleball court will start the beginning of December.

The Manager gave the Treasurer's Report for the month ending October 31, 2018.

A motion was made by Richard Lonergan and seconded by Hratch Nerkizian to approve the Treasurers report. Motion passed unanimously.

A motion was made by Hratch Nerkizian and seconded by William Warner to appoint Jutta Williams to the Board to fill the vacancy created by the resignation of Lisa Kloskowski and to be the Secretary-Treasurer and be a signer on the Bank accounts. Motion passed unanimously.

Committee Reports:

ACC Committee: nothing to report.

Fining Committee: The committee meet with Ms.Chapek, 1 Cedar Circle on October 30th and after hearing her, granted an extension to December 1st to complete the fence.

Old Business:

Deborah Deam reported that the web site needs just a few things, some photos and it will be done soon.

The board is looking into getting locks like the ones used by realtors use where you can call a number and the lock opens. One owner complained

that she has to get in so she can bring her disabled child to the park. She was offered the combination but refused.

Jutta Williams suggested that we get signs like the ones at Lakeshore Lake that trespassers would be arrested.

New Business:

The use of the South Pavilion was discussed. It was decided that the deposit for the South Pavilion be increased to \$250.00 and No music was allowed. If we get a complaint about noise the deposit will not be returned. The deposit for the North Pavilion will remain at \$100.00.

The Board approved the proposal from LMT to landscape around the Pickleball Court as suggested by Pro Courts.

Owners Discussion:

Various owners complained about the notices about violations for weeds and complained that the common area is infested with the same white flowers.

Management was instructed to send a form with the notice so the owner can ask for an extension of time.

An owner complained about pot holes in the streets. We will follow thru with the City.

A motion was made by William Warner and seconded by Hratch Nerkizian to adjourn. Motion passed unanimously. The meeting adjourned at 8:26 P.M.

Secretary

THE 300 PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY October 18, 2018
SOUTH PAVILION

The meeting was called to order at 7:01P.M. By William Warner, President. Directors present were: Hratch Nerkizian and William Warner. Absent was Richard Lonergan. Representing management was: Patti Servidio and Ernie Willis.

It was noted that Richard Lonergan was on his way and it was agreed that the Board would wait for him to arrive. The meeting was opened to discussion for the owners present.

Hratch inquired why projects aren't getting done and some owners questioned the landscaping and need for follow-up on trimming and plantings more often. Another owner complained that some owners need to fix up their grounds and houses. One owner questioned management as to how many violations had been issued. Management answered that approximately 40 had been issued. Various issues were discussed further until 5:53 when Richard Lonergan arrived.

The meeting was called to order.

A quorum was established. There were Eighteen (18) owners present.

The first order of business was to accept the resignation of Lisa Kloskowski as a member of the Board of Directors.

A motion was made by Hratch Nerkizian and seconded by William Warner to approve the minutes of the August 16, 2018 Board meeting. The motion passed unanimously.

Officer's reports:

The President went over several items that were discussed at the open meeting before the meeting was called to order.

The Manager gave the Treasurer's Report for the months ending August 31, and September 30, 2018.

A motion was made by Richard Lonergan and seconded by Hratch Nerkizian to approve the Treasurers report. Motion passed unanimously.

Committee Reports:

ACC Committee: nothing to report.

Fining Committee: The meeting with Ms.Chapek, 1 Cedar Circle has to be re-scheduled.

Old Business:

A motion was made by Hratch Nerkizian and seconded by William Warner to approve Hratch Nerkizian as a signer on the Bank accounts. Motion passed unanimously.

The discussion on the aeration system was tabled at this time.

It was agreed to have the soil tested on the median at the South Entrance before planting any trees.

A discussion on the possibility of a surveillance system at the South Pavilion that would record license plates and another that would be supervised by someone in real time. More research is needed. In the meantime management was requested to put a padlock on the gate and keep it closed unless there is a party.

A motion was made by Richard Lonergan and seconded by Hratch Nerkizian to have a paver walk installed at the North Pavilion Office. Motion passed unanimously.

A discussion was had in regards to the North Tennis Court. A motion was made by Hratch Nerkizian and seconded by Richard Lonergan to convert the North Tennis Court into 6 pickle ball courts and to hire Pro Courts to do the work at a cost of \$20,966.00. Motion passed unanimously.

New Business:

A discussion was had on the Christmas Lights. A motion was made by Hratch Nerkizian and seconded by William Warner to set a limit of \$8,000. to decorate the entrances. Motion passed unanimously.

A motion was made by Hratch Nerkizian and seconded by Richard Lonergan to appoint Deborah Deam to create and manage a website and set a budget of \$1,000.00. Motion passed unanimously.

Owners Discussion:

A motion was made by William Warner and seconded by Hratch Nerkizian to adjourn. Motion passed unanimously. The meeting adjourned at 8:22 P.M.

Secretary

THE 300 PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY August 16, 2018
SOUTH PAVILION

The meeting was called to order at 7:34 P.M. by William Warner, President. Directors present were: Lisa Kloskowski, Hratch Nerkizian and William Warner. Absent was Richard Lonergan. Representing management was: Patti Servidio and Ernie Willis.

A quorum was established. There were Seventeen (17) owners present.

A motion was made by Hratch Nerkizian and seconded by William Warner to approve the minutes of the June 21, 2018 Board meeting. The motion passed unanimously.

Todd Barhydt, District Manager of Aquatic Systems gave a talk about aeration of the two larger lakes and how it would help the lakes. He answered questions and said he would update the proposal from last year. He would also put us in touch with an electrician to finalize the cost. The board requested management get additional bids.

Officer's reports:

The President reported that a lot of the violations have been corrected. He also requested we get bids for installing 5 Royal Palms in the South Entrance median.

The Secretary-Treasurer gave the Treasurers Report for the month ending July 31, 2018. A motion was made by Hratch Nerkizian and seconded by William Warner to approve the Treasurers report. Motion passed unanimously.

Committee Reports:

ACC Committee: nothing to report.

Fining Committee: The committee met and upheld the fine on Garnett #M007 in the amount of \$1,000. And waived the fine on Monroe #M036 as the house color was approved by the ACC.

The Board of Directors is fining the following owner;

Chapek #C001. Replace fence.

A motion was made by Hratch Nerkizian and seconded by Lisa Kloskowski to set a fine of \$100.00 per day. Motion passed unanimously.

It was suggested that the Pallet Book be updated.

Old Business:

The Board discussed the irrigation problem along the Meadows Blvd and the Heather Lake swale.

The manager presented two proposals from Comcast for the renewal of their contract. \$278,000 up front or \$139,000 up front and 3% of the revenue over the term of the contract. A motion was made by Hratch Nerkizian and seconded by William Warner to accept the \$278,000 up front and put in reserves. Motion passed unanimously.

It was suggested that we get an opinion from a CPA as to the tax liability.

New Business:

It was discussed to get bids to resurface the North tennis courts and add a pickle ball striping to one of the courts.

Owners Discussion:

Landscape lights at North Entrance are not working. The light at the South Pavilion needs to be adjusted more.

A motion was made by William Warner and seconded by Hratch Nerkizian to adjourn. Motion passed unanimously. The meeting adjourned at 8:49 P.M.

Secretary

THE 300 PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY June 21, 2018
SOUTH PAVILION

The meeting was called to order at 7:00 P.M. by William Warner, President. Directors present were: Lisa Kloskowski, Hratch Nerkizian and William Warner. Absent was Richard Lonergan. Representing management was: Patti Servidio and Ernie Willis.

A quorum was established. There were Nine (9) owners present.

A motion was made by Hratch Nerkizian and seconded by William Warner to approve the minutes of the May 17, 2018 Board meeting. The motion passed unanimously.

Todd Barhydt, District Manager of Aquatic Systems was supposed to give a talk about Aeration of the lakes, however he called in sick and will reschedule.

Officer's reports:

The President reported that we are moving ahead with the projects.

The Secretary-Treasurer gave the Treasurers Report for the month ending May 31, 2018. A motion was made by Hratch Nerkizian and seconded by William Warner to approve the Treasurers report. Motion passed unanimously.

Committee Reports:

The ACC Committee must have their meetings posted.

Fining Committee: The Board of Directors is fining the following owners;

Garnett #M007: Replace Lawn & Fence.

Monroe #M036: Unapproved paint color.

A motion was made by Hratch Nerkizian and seconded by Lisa Kloskowski to set a fine of \$100.00 per day. Motion passed unanimously.

Old Business:

The Board discussed the irrigation problem along the Meadows Blvd and the Heather Lake swale. The Secretary will get prices for a dripper line and bring it to the next meeting.

A motion was made by Hratch Nerkizian and seconded by Lisa Kloskowski to approve the new Pavilion Rental Agreement. Motion passed unanimously.

New Business:

A motion was made by Hratch Nerkizian and seconded by Lisa Kloskowski to repair the weir at the North Lake to the L19 canal at an estimate cost of \$1,800.00. Motion passed unanimously.

A motion was made by Hratch Nerkizian and seconded by Lisa Kloskowski to maintain the North Tennis Court and make it also a Pickleball Court. Motion passed unanimously.

A motion was made by Hratch Nerkizian and seconded by Lisa Kloskowski to replace the median trees with royal palm trees if the soil is not diseased. Motion passed unanimously.

A motion was made by Lisa Kloskowski and seconded by Hratch Nerkizian to get a fiber glass bulletin board for the South Pavilion in order to put up the notices and minutes. Motion passed unanimously.

Owners Discussion:

A motion was made by Hratch Nerkizian and seconded by Lisa Kloskowski to adjourn. Motion passed unanimously. The meeting adjourned at 8:20 P.M.

Secretary

THE 300 PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY May 17, 2018
SOUTH PAVILION

The meeting was called to order at 7:02 P.M. by William Warner, President. Directors present were: Lisa Kloskowski, Richard Lonergan and William Warner. On the speaker was Hratch Nerkizian. Representing management was: Patti Servidio and Ernie Willis.

A quorum was established. There were Twenty Two (22) owners present.

A motion was made by Richard Lonergan and seconded by William Warner to approve the minutes of the April 19, 2018 Board meeting. The motion passed unanimously.

The manager introduced Sergeant Ray DelLosRios of the Boynton Beach Police Department who then gave a talk in regards to the crime in the area and answered questions from the audience. The Board then thanked the Sergeant for coming out to our meeting.

A motion was made by William Warner and seconded by Lisa Kloskowski to appoint Hratch Nerkizian to the Board of Directors representing Wellesley and Willowbrook. Motion passed unanimously.

Officer's reports:

The President reported that things are getting done and some of the homes in Clover Bend and Windemere are being worked on.

The Secretary-Treasurer gave the Treasurers Report for the month ending April 30, 2018. A motion was made and seconded to approve the Treasurers report. Motion passed unanimously.

Committee Reports:

The ACC Committee must have their meetings posted.

Fining Committee: It was reported that the fines are approved by the Board of Directors and the person fined will be giving 14 days notice of the fine and has to go before the fining committee to plead their case and the fining committee will agree with the fine or object to the fine.

A motion was made and seconded to appoint Debra Deam, Keith Cote and Ernest Makowicz as members of the Fining Committee.

Old Business:

The Board discussed the purchase of security cameras by the Pavilion gate. Management will get more proposals.

The Board discussed increasing the fee for Pavilion rental. It was agreed to draw up a new proposal to increase the fee to \$100 and specify that there would be no boom box and amplified music and must vacate by 8:00 P.M.

A motion was made by William Warner and seconded by Lisa Kloskowski to approve the purchase of a gas golf car. Motion passed unanimously.

New Business:

The Summer Carnival was discussed and Lisa Kloskowski will try to find volunteers to help with putting it on.

Owners Discussion:

An owner suggested that a center line be put on Meadows Blvd. Also a ficus tree is pulling up the sidewalk on Meadows Blvd. and the trees at the North Entrance median are too close to Congress and block the vision for turning onto Congress.

A motion was made by Richard Lonergan and seconded by William Warner to adjourn. Motion passed unanimously. The meeting adjourned at 8:32 P.M.

Secretary

THE 300 PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY April 19, 2018
SOUTH PAVILION

The meeting was called to order at 7:14 P.M. by William Warner, President. Directors present were: Lisa Kloskowski, Richard Lonergan and William Warner. Representing management was: Ernie Willis.

A quorum was established. There were Eighteen (18) owners present.

A motion was made by William Warner and seconded by Richard Lonergan to approve the minutes of the March 22, 2018 Board meeting. The motion passed unanimously.

Officer's reports:

The President requested an update on the Baytree wall. Management reported that the Association is going to fix the wall and then go after the owner for reimbursement. They have hired a contractor to do the work.

The Secretary-Treasurer gave the Treasurers Report for the month ending March 31, 2018. A motion was made and seconded to approve the Treasurers report. Motion passed unanimously.

Committee Reports: The President requested that management report on how the Fining Committee could be reinstated legally.

Old Business:

The Board discussed the purchase of a new golf car either gas or electric and asked the manager to find out what the guaranty covered.

The Board agreed to remove the tree stump on the North side of the South parking lot.

The Board discussed the installation of cameras at the South Pavilion and asked the manager to get prices.

New Business:

The Board agreed to repair the fence at the Children Park and remove the tree limb setting on the fence. Also put up a sign "No Dogs Allowed"

Owners Discussion:

Questions were asked about shrubs being removed from individual lots and not being replaced. Parking concerns and violations were brought up and

what are the regulations and how can they be enforced. Noise at the South Pavilion was discussed and it was suggested that the rental agreement be changed to hire a security guard and have the renter pay the cost.

A motion was made by William Warner and seconded by Lisa Kloskowski to adjourn. Motion passed unanimously. The meeting adjourned at 8:13 P.M.

Secretary