**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**TOWNHOMES II OF FAIRFIELD ASSOCIATION, INC.**

**HELD ON MONDAY, JULY 25TH, 2017, 7:00 PM, IN THE CLUBHOUSE**

Larry Abrams called the meeting to order at 7:04 PM. The meeting was properly noticed.

**ROLL CALL**

Those members present were Larry Abrams, President/Treasurer; Rachelle Cohen, Secretary and Lester Wild, Vice President. Also present were Dawn Bedusa of Residential Management Concepts, Inc.

**APPROVAL OF MINUTES**

Rachelle Cohen made one corrections to the previous month’s minutes. It was stated that Dead Bug Edwards was going to 5274 Pointe Emerald for a termite inspection. The actual address is 5043 Pointe Emerald the Rachelle moved to approve the minutes of the last Board of Directors meeting held on May 25, 2017, as corrected; seconded by Lester Wild. All in favor. Motion carried.

**FINANCIALS**

Larry Abrams reported that there is $35,439.75 in the Association’s account. Larry reported he spoke to Centre bank regarding the line of credit and obtaining figured for the line of credit and assessments. The Board agreed to start this process.

**OLD BUSINESS**

**Landscaping**- The Board is still noticing some issues with the current landscaping service. Larry Abrams questioned the number of cuts per month and felt the community should be cut once a week in the summer. Sunset still has not trimmed the hedges behind 5049 that was supposed to be done. The trimming is not being done and nothing should be touching the buildings, which is also a problem. RMC will report these deficiencies to Sunset Landscaping. RMC reported that the sod installation has not been done due to all the rain. Once the sod fields dry out it will be ordered and installed. RMC will try to get a schedule from Sunset for this work. RMC to get a bid to dig up, turn the soil and install large stones behind 5049 building and the one next to it. Dawn to schedule another walk through with Carlos and a board member

**Siding Project** – Asking about

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**NEW BUSINESS**

**Painting** – It’s been about 5-6 years since the units have been painted. Larry mentioned getting some quotes.

**Rental Unit –** Larry Abrams reported that the current tenants in 5112 moved out however they did leave a check for $950.00. Larry stated that Carmem Getz was the realtor working on leasing the unit again.

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There being no further business before the Board, Lester Wild moved to adjourn; seconded by Larry Abrams. All in favor. Motion carried. The meeting was adjourned at 8:19 PM.

Respectfully submitted,

On behalf of the Secretary,

The Board of Directors,

Townhomes II of Fairfield Association, Inc.