**MINUTES OF THE BOARD OF DIRECTORS MEETING**

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

**HELD ON MONDAY, AUGUST 28TH, 2017, 7:00 PM, IN THE CLUBHOUSE**

Larry Abrams called the meeting to order at 7:07 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 Sunset Tropical still has not trimmed the hedges behind 5045 Pointe Emerald. The actual address is 5049 Pointe Emerald. Minutes were not approved until the address is corrected.

**FINANCIALS**

Larry Abrams reported that there is $25,513.80 in the Association’s account. Nothing else was discussed regarding financial.

**OLD BUSINESS**

**Landscaping**- Sunset still has not trimmed the hedges behind 5049 that was supposed to be done. Les Wild stated that he’s very unhappy with Sunset Tropical because the trimming is not being maintained and he has to do his own trimming. Sunset Tropical submitted a proposal for 5049, 5051, 5100, and 5104 Pointe Emerald Lane for two types of drainage. One was for French Drains and the second proposal was for a Barrel Drain System. The Board voted and approved the French Drain proposal and Dawn will call Sunset Tropical and proceed forward.

**Awnings –** Les was asking about the three awnings that were either different color or different material when they would be replaced. Larry thinks this is a waste of time to change them now because he believes in the next few years they will all need to be replaced. The Board decided to table this discussion for now.

**Gutters** – 5047 Pointe Emerald prior owner installed a gutter without approval and is causing flooding. The new homeowner is responsible for fixing/removing that part of the gutter as it was not approved by the Association. Rainbow Gutters submitted a proposal for cleaning the gutters for ten buildings at $3,150.00. The Board asked Dawn to get more quotes at this time.

**Painting** – Gave proposal to Larry for his review.

**NEW BUSINESS**

 **Landscaping** – Mulch –Homeowner’s Lois and Shan Deochand sent a request regarding mulch or rocks. Larry stated that since the rocks were put in by the previous owner, the Deochand’s can remove the rocks and the Association would put in the mulch. It was mentioned that the Association should mulch two times a year rather than once.

There being no further business before the Board, Larry Abrams moved to adjourn; seconded by Lester Wild. All in favor. Motion carried. The meeting was adjourned at 8:03 PM.

Respectfully submitted,

On behalf of the Secretary,

The Board of Directors,

Townhomes II of Fairfield Association, Inc.