**MINUTES OF THE BOARD OF DIRECTORS BUDGET MEETING**

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

**HELD ON MONDAY, OCTOBER 16th, 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 a motion to approve both sets of minutes that required corrections. June 19th and August 28th had incorrect house numbers. The minutes were corrected and Rachelle moved to approve both sets of minutes of the last two Board of Directors meetings; second by Lester Wild. All in favor. Motion carried.

**FINANCIALS**

Larry Abrams reported that at the end of September there was roughly $26,000.00. Town Homes II currently owes $42,000 to Munyun Painting for wood rot/siding repairs and probably needed about another $10,000 to complete the jobs. This would be a deficit of $32,000.00 for repairs. Larry is proposing a line of credit for $100,000.00 and is working with Jim Crotser from Residential Management Concepts, Inc. This will not be added to the existing loan. Over budget this year by $3,000.00.The Board was debating the budget, items to increase and decrease. At this time, the Board decided to table the Budget Meeting until Monday, October 30th at 7pm.

**OLD BUSINESS**

**Tree Trimming**- Rachelle and Les would like to have tree trimming twice a year for both hardwood and palms. Townhomes II already had the palms trimmed once this year. They would like Don Richter from Branch Management to finish this trimming this year and then go out to bid. Les Wild will review his notes from last year to see which months they do the tree trimming.

**Awnings –** Larry is requesting bids to remove all torn awnings, covers only. Also requesting a bid for pressure washing awnings on the patios. The homeowner would be responsible for that fee.

**Gutters** – Dawn Bedusa presented the board with two more quotes for gutter cleaning/repair. Larry made a motion to approve Rainbow Gutters proposal. Rachelle Cohen second. All in favor. Motion carried.

**Bees** – Townhomes II Association received a bill from Nick Felicione for bee removal. This was not called in by Residential Management Concepts, Inc nor any Board Member. The homeowner called the bee company without approval. The Board feels this is the responsibility of the homeowner since they did not follow proper procedure.

**NEW BUSINESS**

**Violations** – Ruby Berland at 5132 Pointe Emerald Lane has received several notices to remove the satellite dish from the roof. At this point the Board requested that RMC hire a contractor to remove the dish and fix any damage done to the roof. This will be the responsibility of the homeowner and the bill is to be charged back to the homeowner.

**Munyun Painting** – The crew from Munyun Painting caused damage to Bilgen Hepgur’s unit. 5056 Pointe Emerald Lane. Frankie from Munyun Painting is aware of the damage and informed the office they would fix the damage.

There being no further business before the Board, Larry Abrams moved to adjourn; seconded by Rachelle Cohen. All in favor. Motion carried. The meeting was adjourned at 8:04 PM.

Respectfully submitted,

On behalf of the Secretary,

The Board of Directors,

Townhomes II of Fairfield Association, Inc.