

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
TOWNHOMES II OF FAIRFIELD ASSOCIATION, INC.  
HELD ON MONDAY, JANUARY 15TH, 2018, 7:00 PM, IN THE CLUBHOUSE**

Larry Abrams called the meeting to order at 7:09 PM. The meeting was properly noticed.

**ROLL CALL**

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

**APPROVAL OF MINUTES**

Larry Abrams moved to approve the minutes of the last meeting that was held on November 20<sup>th</sup>, 2017 as presented; second by Lester Wild. All in favor. Motion carried.

**FINANCIALS**

Larry Abrams reported that there is \$25,513.80 in the Association's account. Larry made a motion to take a \$100,000 line of credit for painting, awnings and wood rot. Les Wild 2<sup>nd</sup>, all in favor. Motion carried. We will contact Jim Crotser from RMC to get the paperwork started. The Board will then discuss assessments for the community.

**OLD BUSINESS**

**Landscaping-** Areca Palms are supposed to be maintained by Carlos. Mulch- Larry made a motion to approve mulch. Rachele second. All in favor. Motion carried.

**Tree Removal** – The large oak that was hit by lightning was removed. The Master Board agreed to pay ½ of the new tree. Carlos is looking for the tree and will send a proposal.

**Awnings** – 5116 has 2 windows with two different colors. When replacing awnings in the front of a homeowner has 2 windows both should be replaced at the same time. Les Wild made a motion to have 8 awnings replaced. Rachele second. All in favor. Motion carried.

**NEW BUSINESS**

**Pavers** - Larry discussed instead of putting sod down between each driveway that keeps getting driven over or dying to have pavers installed. Will get estimates.

**President Meeting Update** – Larry met with Guy Shir and Joe Jaffe to discuss the new rewrites for the documents and trying to get these revised as quickly as possible. Also, THII should think about redoing their documents.

Annual Meeting – Will be held on February 19<sup>th</sup> and they will take nominations from the floor.

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 8:06 PM.

Respectfully submitted,  
On behalf of the Secretary,  
The Board of Directors,  
Townhomes II of Fairfield Association, Inc.