

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TOWNHOMES II OF FAIRFIELD ASSOCIATION, INC.
HELD ON MONDAY, June 18th, 2018 AT 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 was 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 June 18th, 2018 as presented; second by Les Wild. All in favor. Motion carried.

FINANCIALS

Larry Abrams reported that there is \$ 25,662.57 in the Association's account. The Association received a letter from Ms. Levine's attorney. Larry asked the board for the go ahead to hire Randall for \$1,500. A copy of the current lease was sent to Ms. Levine's attorney.

OLD BUSINESS

Landscaping- Carlos walked property with Rachelle but had to reschedule the second part.

Wood Rot – Larry requested the office to call Frankie from Munyan Painting to pick up their materials as soon as possible.

NEW BUSINESS

Larry asked the homeowners that were present if they had any questions or concerns regarding the new Master Docs that he could answer. All the members stated that they either did not read the new docs or they didn't finish reading them as to date. The homeowners did have concerns about the 50% +1. They did not feel that they thoughts/opinion mattered. They prefer individual votes. Concerns about the dog barking for more than 5 minutes. Representative voting was discussed. Pros and cons were stated for all issues discussed.

There was no further business addressed by the Board, Larry Abrams moved to adjourn the meeting; seconded by Les 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.