

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TOWNHOMES II OF FAIRFIELD ASSOCIATION, INC.
HELD ON MONDAY, OCTOBER 22ND, 2018 AT 7:00 PM, IN THE CLUBHOUSE**

Larry Abrams called the meeting to order at 7:11 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 Monday, September 27th, 2018 as presented; second by Rachelle Cohen. All in favor. Motion carried.

FINANCIALS

Larry Abrams reported \$35,567.98 in the operating account. Larry will speak to Jim at RMC for a budget workshop. The Budget meeting will be schedule for November 26th, 2018

OLD BUSINESS

Landscaping –Presented the Board with 2 contracts for landscaping. Larry will speak to Todd from Covenant for 3rd proposal.

Wood Rot – 3 buildings on Point Emerald will be repairs first. When they fixed the hardy board the plywood was not replaced. That will be an extra \$4,800 and will also include the work in front of 5049. Larry made a motion to approve. Les Wild second. All in favor, Motion passed. Rachelle stated that she made a list that compared the work from Munyun and Hartzell to see what was repaired and what is still needed to be repaired. She is requesting to have Josafa check to see if the repairs match the list.

Pavers – Les asked about the pavers. Tabled for further discussion.

Satellite Dish - 5132 Point Emerald has still not removed the dish. Dawn told them that there were 2 letters sent and the owner came to the office and said she asked Frankie from Munyun Painting to remove it for her however he is no longer working in TH2. We will send another notice.

Awnings – Les requested 2 awnings be fixed however Larry would like a list of all the remaining awnings that need to be changed/fixed.

NEW BUSINESS

Documents– Larry suggested the Board to read their documents and start making changes/suggestions. Ex: restrictions on renters – can only rent once for 12 months per lease.

There was no further business addressed by the Board, Rachelle Cohen moved to adjourn the meeting; seconded by Les Wild. All in favor. Motion carried. The meeting was adjourned at 7:56PM.

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