

**MINUTES OF THE BUDGET MEETING
TOWNHOMES II OF FAIRFIELD ASSOCIATION, INC.
HELD ON MONDAY, NOVEMBER 26th, 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, October 22nd, 2018 as presented; second by Rachelle Cohen. All in favor. Motion carried.

BUDGET

Rachelle Cohen made a motion to approve the 2019 Proposed Budget as is. Les Wild 2nd – all in favor. Motion passed. HOA fees will remain the same.

FINANCIALS

Cash operating Account as of 11/26/18 \$24,355.47

OLD BUSINESS

Roads –THII would like to start going out for bids for the roads.

Painting – Dawn presented the Board with several painting proposals. The Board went with Hartzell's proposal. Larry Abrams made a motion to approve. Les Wild 2nd. All in favor. Motion Passes. Follow-up with Hartzell to schedule after the New Year. Colors will remain the same.

Awnings – Les requested 2 awnings be fixed however Larry would like a list of all the remaining awnings that need to be changed/fixed. JC Awning will be onsite after Thanksgiving to replace both awnings. Larry would like a proposal for all the remaining awnings.

NEW BUSINESS

Pressure Cleaning - Larry would like a proposal to foam clean the roofs.

Fairfield Drive – The board was presented with 3 options to clean up Fairfield Drive. Once THII board agrees on the option, this will then get presented to the Master Board for approval. The THII Board all agreed on Option 3. Leave all ficus trees, remove all growth from ficus trees to wall and add soil. Treat ficus trees for whiteflies

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 7:50PM.

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