

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TOWNHOMES II OF FAIRFIELD ASSOCIATION, INC.
HELD ON MONDAY, JUNE 24th, 2019 AT 7:00 PM, IN THE CLUBHOUSE**

Larry Abrams called the meeting to order at 7:00PM. 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

Les Wild moved to approve the minutes of the last meeting that was held on Monday, May 20th, 2019, as presented; second by Rachelle Cohen. All in favor. Motion carried.

FINANCIALS

Larry Abrams reported \$54,823.32 in the operating account. For the assessment, 15 units paid in full, 16 paying monthly payments. Larry would like a letter sent from the attorney along with attorney fees, the initial \$1353, the \$750 and all late fees if not paid by July 15th, 2019. Another payment will be submitted toward the line of credit at the end of the week. Established reserve account for the paving.

OLD BUSINESS

Landscaping– RCH Landscaping gave a proposal and Larry made a motion to accept this proposal. Les seconded. All in fair. Motion passed. They will begin the week of July 8th. The proposal included the 29 mows, edging and trimming. Will trim the trees up to 8 ft. including dead palm fronds. Weeds like be physically pulled, sprayed the pavers.

Painting/Lights– 5107 Pt emerald overhangs needs to be touched up underneath. Also follow-up with Hartzell regarding 2 lights that were broken during the painting project. Two lights were broken and are to be replaced by Hartzell. Rachelle sent emails for the following issues: paint on the screens, touch up on her building and change the yellow beam to white. All issues have been forwarded to Hartzell. Rachelle also mentioned the rope on the building left by JC Awning crew. Jorge from JC awnings was back onsite and removed the rope and checked the gutters per request.

NEW BUSINESS

Spray Foam – Board is requesting to have Josafa look at 5120 Point Emerald Lane for any holes/gaps in the unit to prevent rodents for coming in.

Screens – The Board would like a letter sent to the community to have old screens repaired/replaced. Screens are responsibility of the homeowners.

There was no further business addressed by the Board, Larry Abrams moved to adjourn the meeting; seconded by Rachelle Cohen. All in favor. Motion carried. The meeting was adjourned at 7:58PM.

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