

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TOWNHOMES II OF FAIRFIELD ASSOCIATION, INC.
HELD ON MONDAY, SEPTEMBER 16TH, 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, June 24th, 2019, as presented as well as the July 15th minutes as presented. Cohen 2nd. All in favor, Motion passed.

FINANCIALS

Larry Abrams reported \$58,992.84 in the operating account. \$1,295.00 in assessment receivables and paid \$18,110.61 on Centerstate LOC.

OLD BUSINESS

5112– The Board would like to request that Guy Shir draft new lease for the current resident at 5112 with an “out” clause when the foreclosure come through.

Hartzell – Rachelle would like to schedule another meeting with Hartzell to go over the punch list that was not completed as of date.

NEW BUSINESS

Plywood removal – The board would like a reminder email sent to all homeowners that still have the plywood up from the hurricane to remove ASAP. If not removed by Thursday, September 19th, the Association will hire a contractor to remove the wood and charge back the units.

Landscaping – Larry Abrams made a motion to approved 2 pallets of sod. Les Wild second, All in favor. Motion passed.

Pressure Cleaning –. Board is requesting a proposal for pressure cleaning to be completed in November.

Late Letters for HOA Dues – The Board is requesting holding all late letters until the 20th of each month since some people pay on the 15th and it crosses in the mail/delivery.

Discussion was had on issues pertaining to the updates with the Master Association.

There was no further business addressed by the Board, Les Wild moved to adjourn the meeting; seconded by Larry Abrams. All in favor. Motion carried. The meeting was adjourned at 7:52PM.

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