

Minutes: Audubon Landing HOA Board Meeting

August 27th, 2018 6:30 PM

West Meadows Community Center

Call to Order – Maury Rakes 6:30PM

- Attendee Recognition – M. Rakes. **A quorum of the Board was established with all five Board Members in attendance. Eight (8) Members were in attendance at the meeting as well.**
- Updates To Agenda. **Add Budget Meeting Discussion to New Business**
- Secretary: Minutes July 23rd, 2018 – Board of Directors. **Motion made by Marie Austin to approve the meeting minutes as submitted, John Garcia seconded. The motion was unanimously approved.**
- Treasurer: Financial Report YTD July 2018 – J. Garcia. **John Garcia reviewed and discussed the financial report through June 2018. Motion made by Debby Amon to approve the Treasurer's Report, seconded by David Ritchie. The motion was unanimously approved.**
- Without Meeting Confirmation – Maury Rakes
 - Purchase 16' Safety Hook for pool for the cost of \$65 plus tax to be compliant with the Health Department codes.
 - **Motion made by Marie Austin to approve the action without a meeting approval, seconded by Debby Amon. The motion unanimously passed.**
- Individual Reports:
 - Pool – D. Ritchie. **David Ritchie reported that he met with 3 pool resurfacing vendors to discuss the resurfacing of the pools. Each vendor did not recommend the resurfacing work to be completed as the pool surface is in good shape. David also reported that the bullnose pavers that abut the pool area cracking and need to be replaced. Chris will contact vendors to gather proposals for this work.**
 - Gate – M. Rakes. **Maury Rakes reported that there have not been any gate concerns since the last meeting.**
 - Landscape & Irrigation Update – M. Austin. **Marie Austin reported that the sod work was completed, but there are still areas of concern regarding areas that did not get completed. Duval Landscape submitted an additional proposal for these areas. The Board reviewed the proposal. After discussion, the Board requests Chris contact Duval Landscape to advise them to complete the work listed on the proposal at no cost to the Association to complete the originally proposed work.**
 - Communication/Newsletter Committee – J. Garcia. **John Garcia reported that there is no new report to submit for the newsletter. The Committee is working to have a newsletter submitted at least once per quarter going forward.**

Melrose Management Reporting:

- Attorney Letters - Issued by Reason. **None to review at this time.**
- Past Due Proof of Insurance Letters – Issued by Resident. **Reviewed and discussed.**
- Past Due Status. **Reviewed and Discussed.**
- Violation Letters sent. **Reviewed and Discussed.**
- Violation Letters sent
 - Stage 3 Notices Review and approval to fine and escalate to the Violation Review Committee. **The Board discussed the stage 3 violations for the following Lots: 19144 Lake Audubon for the required cleaning to the columns that line the walkway, 19148 Lake Audubon for the required lanai cleaning, 19184 Lake Audubon for the required repairs to the damaged stone on the Dwelling. Motion made by John Garcia to impose a fine of \$100 per day up to 10 days totaling \$1,000 in aggregate, contingent on the Owners not curing the violations within the allowable thirty (30) day timeline as stated on the notices the Owners received and contingent on the results of the Violation Review Committee Hearing, seconded by Debby Amon. The motion unanimously passed.**

Old Business:

- Landscaping Committee – Report. **Debby Amon reported that the Landscaping Committee has scheduled their next meeting for Friday August 31st, 2018. After the meeting, the Committee will provide their report to the Board of Directors.**
- Speed Bump Proposal Discussion. **The Board reviewed proposals for speed bump installations in the Association. After review, no motion was made, and the Board will not be moving forward with this work.**

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- Cable and Electrical Box Cover Replacement and Re-secure Update/Discussion. **Chris announced that all the utility vendors have been notified of the concerns and there are open tickets for each vendor to make the needed repairs. Chris will continue to follow up with the vendors to ensure these repairs are made.**

New Business:

- Entry/Pool Fence Painting Discussion. **The Board reviewed proposals to have the pool/entry fencing repainted. After review, the Board tabled this discussion until 2019. At that time, the Board of Directors will revisit this concern and reevaluate the fencing.**
 - Pool Resurface Proposals Discussion. **The Board reviewed proposals to have the pool resurfacing. After review, the Board tabled this discussion until 2019. At that time, the Board of Directors will revisit this concern and reevaluate the pool surface.**
 - Pool Rules Signs Proposals Discussion. **The Board reviewed proposals to install the new pool rules sign at the pool. After review, motioned made by David Ritchie to approve the proposal submitted by Signorama for the cost of \$358.94, seconded by Maury Rakes, all in favor. The motion unanimously passed.**
 - Towing Vehicles Discussion. **The Board discussed the towing rules/policy for the Association. After discussion, this topic was tabled until the next meeting to allow the Board additional time to review this concern.**
 - Budget Meeting Discussion. **The Board discussed the 2019 budget meeting. The Board will schedule the preliminary budget meeting for September 24, 2018. If the budget is not approved at that meeting, then the meeting will be rescheduled for October 22, 2018.**
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- Next Walk-through – **September 20, 2018 at 9:00am**
 - Next Board Meeting – **September 24, 2018 at 6:30pm**
 - Meeting Adjournment – **8:23PM**