

THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
July 9th, 2018

Pursuant to call and upon proper notice, a meeting of the Board of Directors of The Fairways of Palm-Aire, Inc was held on Monday, July 9th, 2018 at 5:30 p.m., at the Herb Skolnick Center, Pompano Beach, Florida.

PRESENT:

President- Mike Cherup
Vice President: Shellie Morrison
Treasurer- Sam Hanna
Secretary- Oscar Morales

A quorum being present, the meeting was called to order by Oscar Morales at 5:30 PM.

ALSO PRESENT: Stephanie Cathon, LCAM from Exclusive Property Management

ALSO PRESENT: David L. Brough, Esq, Associations Attorney

A quorum being present, the meeting was called to order by Oscar Morales at 5:32 PM.

David L. Brough, Esq., gave an introduction and discussed the draft proposed amendments with the Board. After the options were discussed the Board decided to start the Amendment process by trying to lower the membership vote down, before trying to Amending the rest of the Documents.

MOTION: by Shellie Morrison- made a motion to start the 1st round of Amendments with lowering the Amount of membership required to 2/3rds in person or by proxy.

SECONDED: by Mike Cherup.

All were in FAVOR and the MOTION was PASSED.

David Brough will create the draft meeting notice, limited proxy, special meeting agenda, voting certificate, proposed amendment to the Declaration and Affidavit of Mailing. The mailing has to go out, not less than 7 days prior to the meeting date. In order to obtain the necessary proxies, David Brough suggests that the meeting package be sent out 3-4 weeks prior to the meeting.

David Brough addressed the squatter situation at 412. The residents and Board are concerned. The bank foreclosure sale is set for tomorrow. The property will sell at an online auction. The new owner or bank agent will post notices at the property within 2 weeks of new ownership. The new owners will then pay for the eviction of the squatters versus the association; which is suggested by David Brough instead of the association paying for the incurring charges of the eviction. David Brough stated that the 1st step to get the squatters out is a demand letter presuit mediation. Which is a 20 day letter. If no response the next step the association has is to sue.

Regarding the numerous violation on the unit, David Brough stated that the association does not have the authority to enter to the unit/property to fix the pool/screen/weeds etc. But with the draft proposed amendments, if approved by membership, would give the association, the right to gain access to a unit, to make necessary repairs, during situations as such.

MOTION: by Shellie Morrison- made a motion to accept the agenda as presented.
SECONDED: by Sam Hanna.
All were in FAVOR and the MOTION was PASSED.

MOTION: by Shellie Morrison – made a motion to approve the Annual Meeting Minutes, Organizational Meeting Minutes and the Board Meeting Minutes from 4.16.18.
SECONDED: by Sam Hanna.
All were in FAVOR and the MOTION was PASSED.

UNIT OWNER FORMS:

A discussion was held about the pavers at unit 654. The owner will remove the pavers at the owners expense.

MANAGEMENT REPORT:

Stephanie Cathon read the management report.
At this moment there are aprox. 27 work orders for roof repairs including leaks and/or tile or facia repairs needed. The insurance will be up for renewal in about 30 days, the Agent is working on getting the paperwork over to the Board. Scope of work needed from the Board regarding the fencing at the Pool. The Board is reviewing proposals for a new pool company due to the many violations this year.

PRESIDENT REPORT Mike Cherup on the landscaping and website updates. A discussion was held regarding the Don King invoice. Tree trimming should start soon. Palms & hardwoods needs to be cleaned out along weed the seed pods. There is a royal palm on the west end of the mail box area are turning brown. Needs to be treating by S&A. A work order is needed for the routine wet checks, hedge trimming and landscape beds being maintained.

Due to timing nothing additional was discussed.

NEXT SCHEDULED MEETING

The next scheduled Board Meeting will be August 20th, 2018, located at *The Herb Skolnic Center*.

ADJOURNMENT

MOTION: by Sam Hanna to adjourn the meeting at 7:38PM.