

**THE FAIRWAYS OF PALM-AIRE, INC.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**October 16<sup>th</sup> 2017**

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, October 16<sup>th</sup>, 2017 at 5:30 p.m., at the Herb Skolnic Center

**PRESENT:**

President- Jason Bates  
Vice President- Shellie Morrison  
Treasurer- Sam Hanna  
Secretary- Mike Cherup  
Director- Freddy Meyer

ALSO PRESENT: Stephanie Cathon, LCAM from Exclusive Property Management

A quorum being present, the meeting was called to order by Mike Cherup at 5:34 p.m.

**MOTION:** by Mike Cherup- made a motion to accept the agenda as presented.

**SECONDED:** by Jason Bates.

**All were in FAVOR and the MOTION was PASSED.**

**MOTION:** by Mike Cherup– made a motion to accept the Minutes of the July 17<sup>th</sup> 2017 Board Meeting.

**SECONDED:** by Jason Bates.

**All were in FAVOR and the MOTION was PASSED.**

**UNIT OWNER FORMS:**

The 4 homeowners in attendance did not have anything to add, as they were in attendance for the Comcast contract.

**MANAGEMENT REPORT:**

Stephanie Cathon read the management report.

A discussion was held about the 32 open work orders for roof repairs with Bonded Roofing. Jason spoke about the process in place on work orders for roof repairs as well as the past problems with the roofing system.

**PRESIDENTS REPORT**

Jason Bates spoke about the Palm Aire United bulk agreement with Comcast that includes cable tv and the internet package. The agreement is a 7 year term with no upgrades. The amount would be around \$85,000 a year, making cable, the association's biggest line item. The association has been with Comcast for about 17 years, as the original contract was signed on December 15<sup>th</sup> 2000.

Board opened the floor to the residents on this Agenda item.

**MOTION:** by Jason Bates to terminate the current Comcast Contract prior to October 22<sup>nd</sup> 2017, giving the 90 day notice to terminate with Comcast. **4 Votes:** Jason Bates, Sam Hannah, Mike Cherup & Freddy Meyer (cancel current contract) **1 Vote:** Shellie Morrison (keep current contract)

**Majority was in FAVOR and MOTION was passed.**

### **TREASURERS REPORT:**

The financials were reviewed.

A discussion was held about the Regions CD being taken by the State for inactivity. The CD has about \$28,000 in it. Sam Hannah and Jason Bates investigate with the State. Sam Hannah will be filling out paperwork and submitting it, on behalf of the association in order to get the funds back from the State. Mike Cherup and Freddy Meyer will be meeting with Jay Mangel tomorrow morning at 10AM to discuss.

The accounting department issued the Bono CPA Engagement Letter for 2017. The Board agreed to use the same CPA as last year CPA Jude Norelus.

**MOTION:** by Sam Hannah to approve using Jude Norelus as the CPA for the year end 2017.

**SECONDED:** Jason Bates. **All were in FAVOR and the MOTION was passed.**

The Board will review and finalize the 2018 Proposed Budget by the end of October. The Budget Meeting will be scheduled for next month on November 20<sup>th</sup> 2017, at 5PM. The Budget meeting will be 30 minutes before the monthly Board Meeting.

### **SECRETARYS REPORT:**

Mike Cherup spoke about the hurricane cleanup.

All of the palms currently are being trimmed.

S&A Landscaping has been out on the property 4 days so far trimming all of the palms.

The front gate is not working at this time, the new gate vendor will be fixing the knock switch.

Irrigation pumps are all working at this time.

Roof repairs are high this year with a rough estimate of \$90,000 will be spent by the end of 2017.

A discussion was held about roof and gutter cleaning.

A discussion was held on whether to pressure clean the roofs in November 2017 or the beginning of 2018.

**MOTION:** by Jason Bates to revisit the pressure washing of the roofs and gutter cleaning until January 2018, versus November 2017, due to the current amount of roof leaks.

**3 Votes:** Jason Bates, Sam Hannah & Shellie Morrison (January 2018)

**2 Votes:** Mike & Freddy (November 2017) **Majority was in FAVOR and MOTION was passed.**

PM to get 3 additional quotes on roof and gutter cleaning for the Board to review.

### **COMMITTEE REPORTS:**

Shellie Morrison spoke about the possibility of Amending the HOA Documents with strict rules on leasing. Shellie would like to see if you purchase a unit, you must own the unit for 1 full year before the unit can be rented out. A rental deposit was also discussed. The Board advised it would be best to have this discussion with the resident at the Annual Meeting, when attendance is high.

A discussion was held about revising the rules and regulations for the lease application.

PM will check with the sales and leasing department for a MW version.

### **NEXT SCHEDULED MEETING**

The next scheduled Board Meeting will be November 20<sup>th</sup>, 2017, at 530PM located at *The Herb Skolnic Center*. **Please note that the Budget Meeting will be the same night at 5PM.**

### **ADJOURNMENT**

**MOTION:** by Jason Bates to adjourn the meeting.

**SECONDED:** Mike Cherup. **All were in FAVOR and the MOTION was passed.**

The meeting adjourned at 7:20 p.m.