

**THE FAIRWAYS OF PALM-AIRE, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
November 20<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, November 20<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 5:51 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 October 16<sup>th</sup> 2017 Board Meeting.

**SECONDED:** by Jason Bates.

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

**UNIT OWNER FORMS:**

The Board briefly went over the Comcast cancelation, for those unit owners not in attendance of the Budget Meeting.

**MANAGEMENT REPORT:**

Stephanie Cathon read the management report.

Proposals received for gutter and roof cleaning and potential new pool vendors. EPM is working on getting quotes for the fencing at the pool to be higher.

Lower amount of roof leaks from last month, at this moment Bonded is down to aprox. 21 open work orders.

**PRESIDENTS REPORT**

Jason Bates briefly went over the 2018 Budget, for those unit owners not in attendance of the Budget Meeting.

**TREASURERS REPORT:**

Sam Hannah discussed his progress with getting the \$28,000 back from the State. The funds should be mailed soon to EPM. Sam Hannah will follow back up with the state for an update.

Sam Hannah submitted the signed CPA Engagement Letter for 2017 with Jude Norelus.

**SECRETARYS REPORT:**

Nothing to report at this time.

### **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 or 2 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. The Board discussed the attorneys reviewing the entire set of Documents and give the Board suggestions on what should be updated.

Jason Bates will check to see if he can find the Microsoft Word version of the Rules and Regulations in order to be edited.

The Board discussed the possibilities of adding cameras at the pool area and mailbox area. Oscar Morales will look into this for the Board as a modem would have to be placed at the pool area.

Mike Cherup spoke to the Board about possibly investing in a drone to view the roofs before, during and after roof leaks.

### **NEXT SCHEDULED MEETING**

The next scheduled Board Meeting will be December 18<sup>th</sup>, 2017, at 530PM located at The Herb Skolnic Center

### **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 6:40 p.m.