

**THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
December 18th 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, December 18th 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 5:49 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 Jason Bates– made a motion to accept the Minutes of the 11.20.17 Board Meeting.

SECONDED: by Freddy Meyer.

All were in FAVOR and the MOTION was PASSED.

MOTION: by Jason Bates– made a motion to accept the Minutes of the 2018 Budget Meeting.

SECONDED: by Freddy Meyer.

All were in FAVOR and the MOTION was PASSED.

UNIT OWNER FORMS:

Henry Francesco from Unit 444, spoke about his opinion regarding the 2018 Budget and Comcast Cancelation. Henry was ensured the association's attorney has confirmed the Board is following status and the HOA Documents.

Ruospo from Unit 440,spoke about the trees and landscaping throughout his unit. Mike Cherup stated the work is already in progress.

MANAGEMENT REPORT:

Stephanie Cathon read the management report.

Board received the proposals for gutter and roof's to be cleaned at the same time and new pool cleaning companies. One 1 proposal received at this time to have a higher fence at the pool.

At this moment Bonded there is aprox. 26 open work orders for roof leaks and tile repairs.

The Wednesday gutter cleaning is almost completed, as they are passed the pool area now.

PM to get proposals on how much gutter companies would charge per unit for gutter cleaning throughout the community.

PRESIDENTS REPORT

Nothing to report at this time.

TREASURERS REPORT:

Sam Hannah discussed his progress with getting the \$28,000 back from the State. All paperwork was submitted. There is a 90 day waiting period. If the state needs any additional information, they will be reaching out to Sam. As of this moment, the State hasn't needed any additional information.

SECRETARYS REPORT:

Nothing to report at this time as landscaping was discussed at the unit owner form.

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. The Board will review and bring suggestions to the January 2018 Board Meeting, on what they would like changed. The Board will discuss and agree upon, and then the items will be sent to the attorney for review, and start the process of Amending the HOA Documents.

NEXT SCHEDULED MEETING

The next scheduled Board Meeting will be January 15th 2018, at 530PM located at Exclusive Property Management.

PM will post the New Flyer being posted this week to inform the residents of the 2018 Board Meeting dates and locations.

ADJOURNMENT

MOTION: by Jason Bates to adjourn the meeting.

SECONDED: Freddy Meyer. **All were in FAVOR and the MOTION was passed.**

The meeting adjourned at 6:41 p.m.