

THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
January 15th 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, January 15th 201 at 5:30 p.m., at Exclusive Property Management.

PRESENT:

Vice President- Shellie Morrison
Treasurer- Sam Hanna
Director- Freddy Meyer

ABSENT: President- Jason Bates
Secretary- Mike Cherup

ALSO PRESENT: Stephanie Cathon, LCAM from Exclusive Property Management

A quorum being present, the meeting was called to order by Shellie Morrison at 5:35 p.m.

MOTION: by Freddy Meyer- made a motion to accept the agenda as presented.

SECONDED: by Sam Hanna.

All were in FAVOR and the MOTION was PASSED.

MOTION: by Sam Hanna– made a motion to accept the Minutes of the 12.18.17 Board Meeting.

SECONDED: by Freddy Meyer.

All were in FAVOR and the MOTION was PASSED.

UNIT OWNER FORMS:

No unit owners present.

MANAGEMENT REPORT:

Stephanie Cathon read the management report.

At this moment Bonded there is aprox. 18 open work orders for roof leaks and tile repairs for the association. The process of how roof work orders are generated to Bonded was discussed.

The Board reviewed the 4 types of requested proposals: pool vendors, pool fencing, roof and gutter cleaning at the same time, and for gutters to be cleaned as an, as need basis, with price per unit as requested at last month's board meeting.

Pool Proposals- A discussion was held on changing the pool vendor and the recent Health Department inspection results report. The Board would like to wait till next month to decide on which vendor to choose, when the other board members are present. In the meantime, to issue a cancelation notice to J&J Complete Pools.

MOTION: by Sam Hanna– made a motion to mail out a 30 day cancelation letter to J&J Complete Pools, with an end date of February, with verbiage if anything changes, they will be notified.

SECONDED: by Freddy Meyer.

All were in FAVOR and the MOTION was PASSED.

PM to not print out the 4 different sets of proposals for next month's board meeting, for the board to bring in their hard copy from tonight's meeting.

TREASURERS REPORT:

December 2017, year-end financials have not been finalized to review for this Board Meeting. Sam Hanna discussed the progress of 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. The association is in-between the 60-90 day mark now.

PM to check with accounting to see if they received the check.

PM to check the status on the Audit with the accounting department and CPA Jude Norelus.

COMMITTEE REPORTS:

Governing Documents- Shellie Morrison spoke about Amending the HOA Documents.

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.

1 year only rentals was discussed. No short term rentals.

A rental deposit was also discussed for about \$2100 from the unit owner or for 6 months of the monthly maintenance fees.

The Board discussed the attorneys reviewing the entire set of Documents and the attorney to give the Board suggestions on what should be updated in the Documents.

The Board would like to get from the attorney, a rough estimate on cost for this process.

MOTION: by Shellie Morrison– made a motion to have the attorney start the process of a draft for the Amendment changes from the Board and also by attorney suggestions.

SECONDED: by Sam Hanna.

All were in FAVOR and the MOTION was PASSED.

Information & Technology- The Fairview website is up and running with no problems.

A discussion was held on adding camera's to the pool area and to wait for Mike Cherup to discuss the reasons for the need to purchase/install a higher fence.

MOTION: by Shellie Morrison– made a motion to have 6 cameras purchased and placed at the pool area.

SECONDED: by Sam Hanna.

All were in FAVOR and the MOTION was PASSED.

Sam will look into camera options and get feedback from the board.

PM suggests seeking legal counsel for having cameras positioned at the pool area. Board advised not to seek legal counsel at this time.

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NEXT SCHEDULED MEETING

The next scheduled Board Meeting will be February 19th, 2018, at 530PM located at Exclusive Property Management.

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ADJOURNMENT

MOTION: by Sam Hanna to adjourn the meeting.

SECONDED: Freddy Meyer. **All were in FAVOR and the MOTION was passed.**
The meeting adjourned at 7:23 p.m.