

**THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
February 19th 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, **February 19th at 5:30 p.m., at Exclusive Property Management.**

PRESENT:

Vice President- Shellie Morrison
Secretary- Mike Cherup
Director- Freddy Meyer

ABSENT:

President- Jason Bates
Treasurer- Sam Hanna

ALSO PRESENT: Stephanie Cathon, LCAM from Exclusive Property Management

A quorum being present, the meeting was called to order by Mike Cherup at 5:30 p.m.

MOTION: by Shellie Morrison - made a motion to accept the agenda as presented.

SECONDED: by Freddy Meyer.

All were in FAVOR and the MOTION was PASSED.

MOTION: by Freddy Meyer– made a motion to accept the Minutes of the 1.15.18 Board Meeting.

SECONDED: by Shellie Morrison.

All were in FAVOR and the MOTION was PASSED.

UNIT OWNER FORMS:

2 unit owners present; Owners did not have anything to discuss with the Board at this time.

MANAGEMENT REPORT:

Stephanie Cathon read the management report.

At this moment Bonded there is aprox. 13 open work orders for roof leaks and tile repairs for the association. PM issued a violation today for the POD in the driveway at 445, as no Board approval was given.

SECRETARYS REPORT:

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.

Roof & Gutter Cleaning Proposals: Mike Cherup gave a to the Board of the Pit Crew proposal in the amount of \$31,125.00 for roof cleaning. A discussion was held on all 6 vendors quotes and compared.

MOTION: by Freddy Meyer– made a motion to move forward with Pit Crew Roofing & Repair in the amount of \$31,125.00 as long as the gutter cleaning is including and the light pressure washing of the sides of the buildings from areas dirtied by the roof cleaning.

SECONDED: by Shellie Morrison.

All were in FAVOR and the MOTION was PASSED.

Pool Vendor Proposals: The Board decided to hold off on switching companies as the vendor has been extremely responsive since the pool violations.

Gutter Only Proposals: No change to be made at this time.

Pool Fencing Proposals: A discussion was held on installing a higher pool fence and security cameras. On hold till the next Board Meeting.

COMMITTEE REPORTS:

Governing Documents- The Board discussed the email from the association attorney David Brough, Esq. that was dated 1.17.18 regarding Amending the Documents. The cost will be around \$750 plus the meeting package will be around \$500. The Board agreed for the PM to inform David Brough to move forward with the Amendment process as referred to in the email.

MOTION: by Mike Cherup– made a motion to move forward attorney David Brough Amendments from the email dated 1.17.18 PLUS adding in verbiage about pets being leashed when outside.

SECONDED: by Freddy Meyer.

All were in FAVOR and the MOTION was PASSED.

The white Hyundai SUV in the dead cul de sac: Back in June/July 2017 the Board informed the owner to move both of the vehicles, the white Hyundai and the green Explorer, from the paved guest parking spaces, to the dead cul de sac parking. Owner of vehicle complied and updated their expired tags at that time. A discussion was held. PM to issued violation for the flat tire.

PM to call the Health Department regarding the green pool at 532. Mike will reach out to the owner regarding the active violations of weeds in pavers and torn screens

Landscaping- Mike Cherup stated that the spraying of weeds will be done this week. Then 10 days after the fertilization, the hedges will be trimmed around the parking areas and signs.

NEXT SCHEDULED MEETING

The next scheduled Meeting will be the Annual Meeting on March 19th, 2018, at 5:30PM located at the Herb Skolnic Center.

ADJOURNMENT

MOTION: by Freddy Meyer to adjourn the meeting.

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

The meeting adjourned at 6:51 p.m.