

**THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
April 16th 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, April 16th, 2018 at 5:30 p.m., at the Herb Skolnick Center, Pompano Beach, Florida.

PRESENT:

President- Mike Cherup
Vice President: Shellie Morrison
Treasurer- Sam Hanna
Secretary- Oscar Morales
Director- Freddy Meyer

ALSO PRESENT: Stephanie Cathon, LCAM from Exclusive Property Management

A quorum being present, the meeting was called to order by Oscar Morales at 5:32 PM.

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 Shellie Morrison – made a motion to approve the Annual Meeting Minutes, Organizational Meeting Minutes and the Board Meeting Minutes from 3.19.18.

SECONDED: by Oscar Morales.

All were in FAVOR and the MOTION was PASSED.

UNIT OWNER FORMS:

A discussion was held about an incident that occurred where 4 vehicle windows were smashed. The police report has not been finalized at this time, everything is “hearsay” for now until the report is finalized by BSO/Pompano Beach,

MANAGEMENT REPORT:

Stephanie Cathon read the management report.

At this moment Bonded there are several roof leaks due to the rainy weather the past several days. PM is working on getting FPL to change all of the FPL poles to LED lights. There is a program where this would be free, no cost to the association and would save on the electrical bill.

PRESIDENT REPORT Mike Cherup reported that the roof pressure washing has been completed, and the pool repairs have been completed. The Board has changed the scope of work for the pavers to be cleaned. PM will send the revised scope to the Board for approval

before informing the vendors to revise their quote. Mike Cherup discussed several legal opinions including signers on checks, related party transaction, towing,

TREASURER REPORT Sam Hannah reported that the financials look good. The tax paperwork was signed today by Mike Cherup and Sam Hanna will be mailing out. The Final Audit from the CPA has been finalized and will be mailed out. Sam Hanna will email the Board a copy.

A discussion was held on projects over \$5000. A motion was made by Sam Hanna that any job that costs over \$5000, to get an RFP. The motion was seconded by Oscar Morales. Vote Taken: Yes, Shellie Morrison, Oscar Morales, Sam Hanna No: Freddy Meyer, Mike Cherup. Motion was passed.

A discussion was held on which board members should be signing checks. Treasurer and Secretary will sign checks and will refer to Minutes from 2016 where this is mentioned for reference. Oscar Morales and Sam Hanna has requested that the checks be sent to them electronically verses being dropped off. Mike Cherup requested copies of Bonded Roofing invoices with color photos for his records. A discussion was held about invoices from Donald King needing to provide copies of his receipts when submitting invoices.

COMMITTEE REPORT Shellie Morrison discussed the proposed amendment changes for the HOA Documents. The Board would like to get further information from the attorney before picking option 1 or option 2. PM suggested having the attorney present with the Board to discuss before being mailed out to the residents. Mike Cherup suggested that the Board review the HOA Documents. Conversation Tabled.

Board Committee will now be:
Finance & Budget; Sam Hanna
Governing Docs, Rule & Regs, ARC; "open"
Information Tech.; Shellie Morrison
Insurance; Sam Hanna
Long Range Planning; "open"
Maintenance; Mike Cherup
Landscaping; Sam Hanna
Public Relations, Social; Oscar Morales

NEXT SCHEDULED MEETING

The next scheduled Board Meeting will be May 21st, 2018, located at *The Herb Skolnic Center*.

ADJOURNMENT

MOTION: by Freddy Meyer to adjourn the meeting at 8:06PM.

***Bank signature cards were signed after the Board Meeting