

**THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
August 20th, 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, August 20th, 2018 at 5:30 p.m., at the Herb Skolnick Center, Pompano Beach, Florida.

PRESENT: President- Mike Cherup
Treasurer- Sam Hanna (arrived at 5:56PM Quorum still met)
Secretary- Oscar Morales
Director- Raymond Mashardo

ABSENT: Vice President: Shellie Morrison

A quorum being present, the meeting was called to order by Oscar Morales at 5:30 PM.

ALSO PRESENT: Stephanie Cathon, LCAM from Exclusive Property Management

MOTION: by Mike Cherup- made a motion to accept the agenda as presented.

SECONDED: by Raymond Mashardo. **All were in FAVOR and the MOTION was PASSED.**

MOTION: by Raymond Mashardo– made a motion to approve the Board Meeting Minutes from 7.30.18, making 1 corrections. **SECONDED:** by Oscar Morales. **All were in FAVOR and the MOTION was PASSED.**

MANAGEMENT REPORT:

Stephanie Cathon read the management report.

At this moment there are aprox. 30 Bonded Roofing work orders for roof repairs including leaks, tile replacement and facia repair. Bonded Roofing will be doing the as needed gutter repairs. Discussed the 2019 Proposed Budget. At this moment EPM has received 16 Amendments returned back from the residents. Discussed the latest email update from the attorney regarding the squatter situation at 412. The Board does not want to wait any longer and wants to proceed with the next steps to have the squatters removed ASAP. The insurance renewal should be received by the next Board Meeting per the association's insurance agent with Advanced Insurance.

ORDER OF THE DAY:

Amendments Received- The Amendments were discussed. At this moment we have received 16 Proxies, voting yes.

Pool Fence & Cameras, Road Resealing, Paver Cleaning & Sealing- The Board is working on a scope of work for the pool fence. Oscar Morales is working on getting cameras at the pool and seeing whether the association needs to seek legal counsel regarding having cameras at the pool. Road Resealing was briefly discussed. Paver Cleaning and Sealing the board is going to wait after the rainy season.

Roof Replacement- The Board would like to wait till the Amendments are all passed before jumping into huge project. The Board and residents will form a committee for those that would like to volunteer and look into gathering a scope of work in order to get bids from vendors.

Commercial Vehicles parking overnight- As the association does not have an established Hearing Committee, the Board would like a letter to go to the owners of 636 with the commercial vehicle stating if to remove the vehicle immediately and if it is ever parked overnight, the Board will have the vehicle towed. The Board is authorized with the current towing company to tow any vehicle. Commercial vehicles are not allowed in the community to be parked overnight.

Vandalism at the Pool- Recently there was a storm that went through and damaged an umbrella. Currently there are 2 umbrellas being fixed. It was not reported to the board as vandalism.

2019 Budget Discussion- Sam Hanna is working on the 2019 Budget. The goal is to have it approved at the October 2019 Board Meeting, as residents tend to go on vacation in November and December for the holidays. This also ensures coupons are mailed out in a timely manner and not at the last minute. Sam Hanna will report at the September Board Meeting.

PRESIDENT REPORT

Mike Cherup discussed that there was a power surge at the gate recently and was stuck open. The control board needed to be replaced and costed about \$900.

TREASURER'S REPORT

Sam Hanna is working on the 2019 Budget and brought up the concerns of being over budget in the roof repairs.

SECRETARY'S REPORT

Oscar Morales is working on getting ideas and quotes for the 6 cameras at the pool area.

LANDSCAPE REPORT:

Raymond Mashardo has been working closely with Sal from S&A Landscaping since being appointed to the Board & Committee. Discussed weeds in the landscape beds & pavers.

Discussed the tree in front of 496 will be removed this week. Discussed the price per palm went up from last year by \$5.

NEXT SCHEDULED MEETING

The next scheduled Board Meeting will be September 17th, 2018, located at *The Herb Skolnic Center*.

UNIT OWNER FORMS:

Board took questions and concerns from the residents and discussed mulching, pressure cleaning the buildings & paver repairs.

ADJOURNMENT

MOTION: by Sam Hanna to adjourn the meeting at 7:38PM.