

**THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
November 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, November 19th, 2018 at 5:45 p.m (after the amendment membership meeting), at the Herb Skolnick Center, Pompano Beach, Florida.

PRESENT: President- Mike Cherup
Vice President: Shellie Morrison
Treasurer- Sam Hanna
ABSENT: Secretary- Oscar Morales
Director- Raymond Mashorda

A quorum being present, the meeting was called to order by Mike Cherup at 6:09 PM.

ALSO PRESENT: Stephanie Cathon, LCAM from Exclusive Property Management

MOTION: by Sam Hanna- made a motion to accept the agenda as presented.

SECONDED: by Shellie Morrison.. **All were in FAVOR and the MOTION was PASSED.**

MOTION: by Shellie Morison – made a motion to approve the Membership Meeting Minutes from 10.15.18. **SECONDED:** by Mike Cherup. **All were in FAVOR and the MOTION was PASSED.**

MOTION: by Shellie Morison – made a motion to approve the Board Meeting Minutes from 10.15.18. **SECONDED:** by Mike Cherup. **All were in FAVOR and the MOTION was PASSED.**

ORDER OF THE DAY:

2019 Budget- The Board discussed the Proposed Budget and explained fully funded vs partially funding the reserves, which requires a membership vote. If the roofing quotes/loan comes in higher, the Board will Amend the Budget if needed. Oscar Morales and Raymond Mashorda were not present for the Board Meeting but submitted their approvals of the revised 2019 budget.

MOTION: by Mike Cherup – made a motion to approve the Revised 2019 Budget with the coupon amount of \$400 a month. **SECONDED:** by Shellie Morrison.

Vote Taken: Yes: Mike Cherup, Shellie Morrison **No:** Sam Hanna

Majority was in FAVOR and the MOTION was PASSED.

Pool Fence & Cameras- There are 3 quotes that came in from the 6 vendors that were contacted. 2 are not per the scope. Waiting on additional quotes to come in and revisions. Oscar Morales is working on the camera installation and found a hot spot for internet service at the pool area.

Roof Replacement/Loan- The Board is waiting on the roof consultants quotes to come in for review before making a final decision. The Board reviewed the Alliance Bank term sheet.

Management Report- There are 2 new signs at the pool area requested by the insurance carrier, "slippery when wet" and "no horse playing". Discussed the tree removal violation with the City of Pompano. If the violation has not been cured by 11/30/18, then they are scheduling for a Hearing on Dec 5th at 1PM. The association would have to comply with a permit for this to comply. Mike Cherup will go down to the City as PM has sent several emails and left voicemails. The Board would like to move forward with Bank of America with Bank of America and see what their rate and terms are. If needed, the Board is ok with switching all their accounts over to Bank of America. The Board would like to move forward with getting a term sheet from them.

Gate: code change, gate system with individual codes- The Board discussed updating the gate system and the extreme costs associated with it. Mike Cherup stated he will look into changing the gate code next month.

Board Meeting Time- The Board Meeting time will move to 6:00PM, starting in January 2019.

NEXT SCHEDULED MEETING

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

UNIT OWNER FORMS:

Board took questions from the residents in attendance.

ADJOURNMENT

MOTION: by Shellie Morrison to adjourn the meeting at 7:15PM.