

THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
December 17th , 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, December 17th, 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

ABSENT: Director- Raymond Mashorda

A quorum being present, the meeting was called to order by Mike Cherup at 5:33 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 Oscar Morales. **All were in FAVOR and the MOTION was PASSED.**

MOTION: by Shellie Morison – made a motion to approve the Membership Meeting Minutes and the Budget Board Meeting Minutes from 11.19.18. **SECONDED:** by Mike Cherup. **All were in FAVOR and the MOTION was PASSED.**

ORDER OF THE DAY:

Pool Fence & Cameras- Cameras were purchased and should be installed and operating this coming weekend. The Board reviewed the quotes. Oscar Morales will call M&S as they are still not following the specs 100%.

Roof Replacement/Loan- The association has received 2 commitment letters, waiting on Bank of America. The roof project will take about 4-5 months. Mike Cherup discussed Florida Shores Construction as an option for the engineer/project manager. Mike Cherup will schedule a meeting within the next 2 weeks where the Board and any residents that would like to attend, to interview the consultant. Realistic time frame of project to begin is February/March 2019.

Management Report- PM discussed the Action Report and reported on the deadline for an irrigation map from S&A Landscaping given on 8.29.18 to be worked on till the end of the year, the dog incident that went for legal counsel and the 7 late fees that were charged incorrectly where apology letters will mailed out.

Gate: code change, gate system with individual codes- The system cannot hold individual

homeowner gate codes as it is 18 years old. Mike Cherup will come up with the new gate code number and inform the Board and PM of new gate code, so a mailing can go out to the residents notifying them of the new gate code and when the code will be effective.

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

Discussion on revised draft amendment- The Board discussed whether or not to proceed with the 51% amendment revision mailing. **MOTION:** by Mike Cherup – made a motion to move forward with mailing out the attorneys proposed amendment of 51%, for membership vote. **SECONDED:** by Oscar Morales. **VOTE TAKEN: YES:** Mike, Oscar, Sam **NO:** Shellie **MAJORITY were in FAVOR and the MOTION was PASSED.**

NEXT SCHEDULED MEETING

To be determined: depending upon availability at the Herb Skolnic Center for January.

UNIT OWNER FORMS:

Board took questions from the residents in attendance.

ADJOURNMENT

MOTION: by Oscar Morales to adjourn the meeting at 6:54PM.