

**THE FAIRWAYS OF PALM-AIRE, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
January 21, 2019**

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, January 21, 2019 at 6:00 p.m at the Exclusive Property Management

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

A quorum being present, the meeting was called to order by Mike Cherup at 6:05 PM.

ALSO PRESENT: Stephanie Cathon, LCAM from Exclusive Property Management

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

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

**MOTION:** by Mike Cherup – made a motion to approve the Membership Meeting Minutes and the Budget Board Meeting Minutes from 12.17.18. **SECONDED:** by Sam Hanna. **All were in FAVOR and the MOTION was PASSED.**

**ORDER OF THE DAY:**

Pool Fence & Cameras- The cameras should be installed on Wednesday this week. The Board will be given a login from Oscar Morales to access the cameras. Owner Bruzual of unit 603 is allowing the association to use their internet for the camera system. Owner just wants to ensure next time they are in town to make sure he doesn't have any internet problem with speed. At any time he can take this modem off his internet policy and the association can get their own internet contract. Oscar Morales will be sending him an email in Spanish informing them.

Pool Fence: Oscar Morales called the 2 vendors and neither resubmitted per the scope. Oscar Morales will get another vendors name from Sam Hanna to call to give a quote.

Roof Replacement/Loan- Mike Cherup stated that the final RFP has been emailed out. The vendors have till February 4<sup>th</sup> to respond. The roofs will be a 4 or 5 month project and the Board is trying to get it all done within dry season. Mike Cherup discussed the terms and conditions on Banco regarding the catastrophic insurance. If something happens, the owners HO3 policy covers that. PM will reach back out to Banco and is on hold to send to the attorney for review. Sam Hanna discussed several reasons that he is not in favor of the Banco for the several fees that they charge, maintaining \$100,000 etc. Board will negotiate with the Bank(s).

**MOTION:** by Raymond Mashorda – made a motion to approve Florida Shores Construction as the roof consultant. **SECONDED:** by Oscar Morales. **All were in FAVOR and the MOTION was PASSED.**

**Management Report-** Stephanie Cathon read the management report.

**Amendment Meeting in February-** The Amendment Meeting will be 2.11.19. Just a couple proxies have been received so far.

**Presidents Report-** 2 chemical pumps were down at the end of December. JJ Complete Pools price was too high, Mike found them online for much cheaper and then Donald King replaced.

Mike Cherup discussed the tree removal issue with the city. A permit has to be pulled for each tree being removed from the property. Mike Cherup made 3 trips down to the city to be corrected. The city scheduled a Hearing; Mike spoke with Code Enforcement and had an extension for 60 days. They were trying to tell the association that they needed to submit a tree assessment by an arborist that names each tree a number and species etc of every tree inside the association. The City said they will look into the State guidelines of replacing with 6 trees in same species and get back with the association. As of Friday, the permit was denied for revisions. Mike Cherup was given the person in charges contact information and will follow up. Mike Cherup discussed the association's website being out dated as he has received a couple complaints, Shellie Morrison will review the website.

**Vice Presidents Report-** Nothing new to Report.

**Treasurers Report-** Financials are not produced at this time as December, closes out the year and takes longer. PM will send to the Board once they are available from accounting.

**Secretary's Report-** Nothing new to report.

#### **NEXT SCHEDULED MEETING**

The next scheduled Board Meeting will be the Amendment Meeting on February 11<sup>th</sup>, 2019, at 6PM at the Herb Skolnic Center.

#### **UNIT OWNER FORMS:**

The Board took questions from the residents in attendance.

#### **ADJOURNMENT**

**MOTION:** by Oscar Morales to adjourn the meeting at 7.34PM.