

**THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
February 11, 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, February 11, 2019 at 6:15 p.m AFTER THE AMENDMENT MEETING, LOCATED AT THE HERB SKOLNIC CENTER.

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

ABSENT: Treasurer- Sam Hanna

A quorum being present, the meeting was called to order by Mike Cherup at 6:49 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 Shellie Morrison. **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 1.21.19. **SECONDED:** by Oscar Morales. **All were in FAVOR and the MOTION was PASSED.**

ORDER OF THE DAY:

Pool Fence & Cameras- Oscar Morales discussed that the cameras are up and running and sent an email in Spanish to the owners allowing the association to use their internet for the cameras to operate. A quote came in at the Board Meeting from a vendor for the fencing. Oscar Morales would like more time before making a final decision.

Roof Replacement/Loan- The Board discussed the possibilities of getting a loan with BB&T vs Banco Popular. Once the Board has finalized which bank to get the loan through, the Board will have the associations attorney review. **MOTION:** by Mike Cherup – made a motion to approve the bid from Upgrade General Contractors Inc, in the amount of **\$2,495,820.00.** **SECONDED:** by Shellie Morrison. **All were in FAVOR and the MOTION was PASSED.**

Children's Behavior at 620- There are reports that the children to unit 620 have lighted the grass on fire, killing fish, unsupervised with fireworks etc. PM will send a letter.

Management Report- Stephanie Cathon read the management report.

Presidents Report- Nothing new to report as the loan and roofs were discussed.

Vice Presidents Report- Shellie Morrison reported having issues with the website, she is working with the website hosting to get it resolved. Shellie Morrison also discussed having the guard gate windows tinted for \$475 so no one can see in and see that there is no guard and not in use.

Treasurers Report- In Sam Hanna's absence, Mike Cherup discussed the operating account and reserves.

Secretary's Report- Nothing new to report as the cameras and fencing were discussed.

Landscaping Report- Raymond Mashorda discussed the bricks issue at 436 with the tree roots, plants around the pool and the hibiscus near the mailboxes.

NEXT SCHEDULED MEETING

The next scheduled Board Meeting will be the Annual Meeting March 18th, 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 7.31PM.