

**THE FAIRWAYS OF PALM-AIRE, INC.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**June 17<sup>th</sup>, 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, June 17<sup>th</sup>, 2019 at 6:00 p., LOCATED AT THE HERB SKOLNIC CENTER.

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

A quorum being present, the meeting was called to order by Mike Cherup at 5:40 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 Mike Cherup. **All were in FAVOR and the MOTION was PASSED.**

**MOTION:** by Mike Cherup – made a motion to approve the Minutes from the 5.6.19 Amendment Meeting and Board Meeting. **SECONDED:** by Freddy Meyer. **All were in FAVOR and the MOTION was PASSED.**

**ORDER OF THE DAY:**

Pool Fence- Oscar Morales and Raymond Mashorda reviewed the quotes they received. The Board would like Oscar Morales to get more details on Andy's Fence quote to include the thickness of the poles, how many posts, size of the spikes, welding etc. Oscar Morales will set up a meeting where Mike Cherup and the Board can meet with the vendor.

Roof Replacement Update- Mike Cherup is unhappy with the current state of the roof and will meet with the vendors this week to address the following issues; blue tarpes, multiple leaks in units that are "dry in" or have brand new roofs on, complaints about dirt & debris on patios, tile not being put on properly, building 13 is still not complete and the vendor is about 3 weeks behind currently, due to the weather. The Board took questions from the residents in attendance.

Cameras- Oscar Morales will create a scope of work to have cameras installed down in the cul de sac, then the HOA can outsource the job and get bids from vendors to do the job.

Presidents Report- Mike Cherup reported on the roofs & financials.

Treasurer's Report- Raymond Mashorda reported on the landscaping and will be meeting with Sal tomorrow. Raymond Mashorda will be scheduling a meeting with Mike Cherup to meet with Carroll the accounting manager at EPM to discuss how the financials should record the roof loan and roof repairs.

Vice Presidents Report- Shellie Morrison reported on the website domain issue and that the website is up and running.

**Old Business:**

Board Meeting Times- The Board agreed to change the Board Meeting times back to its normal time of 5:30PM to accommodate the Board. PM will change the flyer in the bulletin board.

**NEXT SCHEDULED MEETING**

The next scheduled monthly Board Meeting will be July 15<sup>th</sup> 2019, at 5:30PM at the Herb Skolnic Center.

**UNIT OWNER FORMS:**

The Board took questions from the resident(s) in attendance.

**ADJOURNMENT**

**MOTION:** by Oscar Morales & Freddy Meyer to adjourn the meeting at 6.38PM.