

**THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
November 18, 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, November 18th 2019 at 5:30 pm, LOCATED AT THE HERB SKOLNIC CENTER.

PRESENT: Vice President: Shellie Morrison
Secretary- Oscar Morales
Director- Freddy Meyer

ABSENT: President- Mike Cherup
Treasurer- Raymond Mashorda

ALSO PRESENT: Stephanie Cathon, LCAM from Exclusive Property Management

A quorum being present, the meeting was called to order by Oscar Morales at 5:45 PM.

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

SECONDED: by Freddy Meyer. **All were in FAVOR and the MOTION was PASSED.**

MOTION: by Shellie Morrison – made a motion to approve the Minutes from the 10.21.19 Board Meeting. **SECONDED:** by Freddy Meyer. **All were in FAVOR and the MOTION was PASSED.**

ORDER OF THE DAY:

2020 Proposed Budget- The Board took questions from the residents in attendance.

MOTION: by Oscar Morales – made a motion to not approve the budget till Mike Cherup gets back to answer specific questions that Sam Hanna raised. **SECONDED:** by Shellie Morrison. **Vote Taken: Approve Budget: Freddy Meyer, Not Approve Budget: Oscar Morales, Shellie Morrison. Majority were in FAVOR and the MOTION was PASSED.**

Roof Replacement Update- Ned Johns gave an update that the vendors have been paid, Wind Mitigations were received, release of liens were issued.

Pool Fence- Tabled.

Cameras- Shellie Morrison spoke about reaching out to ADT and Comcast. Shellie will email the Board the ADT quote that came in. Comcast we are waiting on their quote to come in, Board met with them onsite.

Possible Garage Sale for February- Tabled as the 3 current Board does not want to take on this project.

Bulk Trash- The Board reviewed the legal opinion by attorney Daniel Wasserstein. *"If the trash invoicing is done directly between the waste management company/agent and each owner then I don't see how the Association has a role to play in that transaction. The Association cannot approve of how much a third party is going to directly charge a homeowner for a service that they are providing to the homeowner. That is between the service provider and the homeowner. The Association can regulate and contract for common expenses but if this is not part of the budget, and thereby not part of the assessments, I do not see how the Board can have the authority to increase the rate."*

NEXT SCHEDULED MEETING

TBT as Board will need to meet sooner to get the 2020 Budget Approved in order for residents to make their January 2020 payment on time.

UNIT OWNER FORMS:

The Board took final questions from the residents in attendance.

ADJOURNMENT

MOTION: by Freddy Meyer and Shellie Morrison to adjourn the meeting at 6:35PM.