

THE FAIRWAYS OF PALM-AIRE, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
January 20th, 2020

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 20th, 2020 at 5:30 pm, LOCATED AT EXCLUSIVE PROPERTY MANAGEMENT.

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

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 Freddy Meyer - made a motion to accept the agenda as presented.

SECONDED: by Shellie Morrison. **All were in FAVOR and the MOTION was PASSED.**

MOTION: by Shellie Morrison – made a motion to approve the Minutes from the Budget meeting on both 11.18.19 and 11.26.19. **SECONDED:** by Freddy Meyer. **All were in FAVOR and the MOTION was PASSED.**

ORDER OF THE DAY:

Pool Fence-The Board is going to start to move forward with the fencing project now that the roofs are done. The board will review the quotes received from 2018/2019 to see which are still valid and verify pricing. The pedestrian gate repairs are also in the works as it requires welding.

Cameras- ADT canceled presentation today. The Board reviewed costs and discussed other deterrents such as lighting.

Possible Garage Sale for February- Raymond Mashorda will reach out to the owner at 628 to see if she is willing to head the garage Sal. Oscar Morales will also ask his wife to see if she wants to head the garage sale.

Moving Accounts to BB&T- **MOTION:** by Mike Cherup – made a motion to approve moving funds from the Banco Operating account to BB&T account and close out Banco Operating Account. **SECONDED:** by Oscar Morales. **All were in FAVOR and the MOTION was PASSED.** PM will inform Carroll from the accounting department.

Pressure Washing & Sealing- The Board is going to start gathering bids. Mike Cherup will come up with the scope of work as this will be changed to a water base sealer. (sidewalks & driveways, plus paver repairs)

White Fly Treatment- The Board would like to move forward with the bi-annual white fly treatment of \$1680. PM will inform JP Miller to proceed.

Gate Code- All of the tele-entry has been updated. The gate code will be changed; a mailing will go out notifying owners to have the gate code changed and the old code will still work till April 1st, 2020, where it will then be removed. *(not adding the gate code to the Minutes as the Minutes get posted to the associations website and anyone can view the website)*

Financials- Waiting on the revised financials.

Landscaping- Raymond Mashorda discussed weeds, fertilization and irrigation. 1 of the irrigation pump is in the shop for repairs. Things that need to be taken care of by Sal are the palms, ficus etc. Raymond Mashorda is working with Sal. We will also be doing a monthly walkthrough with Sal to help keep him accountable.

NEXT SCHEDULED MEETING

The next scheduled Board Meeting will be on 2.3.20 at 5:30PM, located at the Herb Skolnic Center.

UNIT OWNER FORMS:

The Board took final questions from the residents in attendance.

ADJOURNMENT

MOTION: by Oscar Morales to adjourn the meeting at 7:17PM.