

**THE FAIRWAYS OF PALM-AIRE, INC.  
MINUTES OF BOARD OF DIRECTORS MEETING  
FEBRUARY 3<sup>RD</sup>, 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, February 3<sup>rd</sup>, 2020 at 5:30 pm, LOCATED AT THE HERB SKOLNIC CENTER.

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 Mike Cherup at 5:30 PM.

**MOTION:** by Raymond Mashorda - made a motion to accept the agenda as presented.

**SECONDED:** by Oscar Morales. **All were in FAVOR and the MOTION was PASSED.**

**MOTION:** by Shellie Morrison – made a motion to approve the Minutes from the Board Meeting on 1.20.20. **SECONDED:** by Freddy Meyer. **All were in FAVOR and the MOTION was PASSED.**

**ORDER OF THE DAY:**

Pool Fence-The Board is working on the finalized specs and bidding will start once the specs are completed. Proposals should be received by the March meeting. The pedestrian gate repairs are also in the works as it requires welding.

Cameras- ADT presented their proposal of cameras at the gate house and pool area only. The installation is free and is a \$295 monthly charge. This does not include video verification on monitoring. The Board discussed lighting at the cul de sac. PM will call FPL to see if they can change the bulb to LED light or how much it would cost to add another light pole down in the cul de sac.

Possible Garage Sale for February- Currently there are no volunteers to be in charge of a garage sale, therefore there will be no garage sale in February.

Moving Accounts to BB&T- On January 20<sup>th</sup>, the Board went to the bank to move the accounts over. The Banco operating account was the only account that was unable to close out as there were checks still outstanding that haven't been cashed.

Pressure Washing & Sealing & Paver Repairs- The Board is finalizing the specs and bidding will start once the specs are completed. Proposals should be received by the March meeting.

Reminder to Residents: Gate Code Change & Owner Info Sheet- The gate code has been changed; a mailing went out to all the residents notifying them that the gate code changed and the old code will still work till April 1<sup>st</sup>, 2020, where at that time, 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)* Owners have been returning back the Owner Info Sheet to update their contact information on file.

Financials- The financials are still being corrected by Carroll. The Board reviewed the delinquencies as it is high this month, possibly due to the bank switch. PM will confirm with accounting that late letters are going out and that the late fee is waived for the first 2 months, as the banks have changed.

Landscaping- Raymond Mashorda discussed needing more fertilization as the queen palms are dying. The dead palms are being removed by Sal. Mike Cherup discussed the irrigation pump was fixed. The pipes just need to be lowered to the surface so that the grass doesn't get sucked up. Sal is working on this.

### **NEXT SCHEDULED MEETING**

The next scheduled Meeting will be the Annual Meeting on 3.16.20 at 5:30PM, located at the Herb Skolnic Center.

### **UNIT OWNER FORMS:**

The Board took final questions from the residents in attendance. Oscar Morales has asked to add in the Minutes and is suggesting that the Board looks into putting a procedure in place when a vendor is doing work in the common areas near the units. This was discussed, no motion was made.

### **ADJOURNMENT**

**MOTION:** by Mike Cherup to adjourn the meeting at 6:57PM.