

# **Forest Lakes Preserve Homeowner's Association Inc.**

*c/o Karen Koch Inc, PO Box 291282, Port Orange, FL 32129*

*Phone: 386-767-8282; Fax: 386-767-2828*

*www.karenkoch.com*

## **Board of Directors Meeting**

VFW Post 3282, 5810 S. Williamson Blvd.,

March 24, 2015, 6:15 PM

## **Meeting Minutes**

### CALL TO ORDER:

The meeting was called to order by President Dee Antony at 6:18 PM. Present were Dee Antony, Tony Condercuri, Harold Channell, Joe Gambino, and Teresa Campbell establishing a quorum. ARB members Scott Phillips and Constantine Antony also attended and Karen Koch and Cheryl Weber attended for Karen Koch Inc. There were three home owners present.

### READING OF THE MINUTES:

**Motion: Ms. Campbell moved, it was seconded and carried to waive the reading of the Minutes of February 24, 2015, and approve them as written.**

### COMMITTEE REPORTS

- ARB Requests:
  - o 1801 FPB, Pool. The committee vote was split
    - Approving: Antony, Condercuri, Phillips
    - Denying: Gambino
  - o 1873 Chorpash, House Paint. The committee vote was split
    - Approving: Antony, Condercuri, Phillips
    - Denying: Gambino
  - o 5469 WLD, House Paint. Approved
  - o 1877 Chorpash, House Paint. Approved
  - o 5456 WLD, Front Door. Approved
  - o 5454 WLD, Garage Door. Approved
  - o 5467 WLD, Tree removal. Approved

### TREASURER'S REPORT:

- Status of Accounts: The financial statements for 2-28-15 were reviewed. First quarter Reserves were booked and taxes were paid for 2014 and for the first quarter of 2015.

### STATUS OF ASSESSMENTS AND LEGAL:

- The list of delinquent accounts was reviewed.

**Motion: Mr. Channell moved, it was seconded and carried to send 1027, 1078, 2131, 3153, 4214, and 4243 to Attorney Robins for collection if not paid by April 15, 2015.**

**Motion: Mr. Gambino moved, it was seconded and carried to file a foreclosure suit on Account 3192 based on the Attorney's advice.**

- 1876 Chorpash settlement offer: The owner has offered \$500.00 towards the Association's legal fees related to this violation. Attorney Robins has advised that the Association should expect additional legal fees related to this case as the owner and the owner's attorney continue to prevaricate. He suggested that the Board make a counter offer.

**Motion: Ms. Antony moved, it was seconded and a vote was taken to accept \$1,000.00 to offset the Association's legal fees or go to Court.**

Ayes: Antony, Gambino, Channell

Nays: Condercuri, Campbell

MANAGER'S REPORT: The list of violations was not included in the packet and will be emailed to the Board. Another drive through to check compliance will take place on April 2<sup>nd</sup> if possible.

UNFINISHED BUSINESS:

- Storm Water Engineering Project:

Hazen construction found the area of the pipe from the street side culvert to the C box in the forest that was crushed. It was repaired and there is an expectation that it may cure or greatly reduce the flooding problem. Karen will email Zev Cohen and advised that the project is on hold until after the next cloud burst.

- Violations:

Several accounts have been sent to Attorney Robins for pre-suit mediation. They are 1806 FPB and 5498 CLD, both of whom chronically leave trash bins in the front of their homes and both of whom have received multiple letters about this. Another went to the bank that owns 1811 FPB about vehicles parking in the front yard and trailer parking.

- Cleaning the entry: The boundary wall that can be seen from Taylor Road needs to be cleaned.

**Motion: Mr. Condercuri moved, it was seconded and carried to spend up to \$100 to clean the boundary wall along Taylor Road.**

- Playground:

An onsite meeting with City officials to discuss this possibility is scheduled for March 27<sup>th</sup>.

NEW BUSINESS:

- Irrigation Proposal: AJs Lawn Service has suggested that sprinklers be raised at a cost of \$150.00.

**Motion: Mr. Gambino moved, it was seconded and a vote was taken to spend \$150.00 on additional irrigation repairs.**

Ayes: Gambino, Campbell, Channell, Antony

Abstaining: Condercuri

- Podocarpus Proposal:

Mr. Gambino asked AJs to provide an estimate to install additional podocarpus hedge plants to improve shielding of the AT&T equipment from view from Forest Preserve Blvd.

**Motion: Mr. Gambino moved, it was seconded and a vote was taken to spend \$2,060.00 on additional podocarpus plants, mulch, and to have the juniper removed and replaced with sod.**

Ayes: Gambino, Campbell, Channell, Antony

Abstaining: Condercuri

BOARD MEMBER REMARKS:

- Mr. Channell reported that there were lots of lights out at the entry but couldn't identify which ones. Mr. Condercuri offered to check and advise.

SCHEDULING OF NEXT MEETING:

April 21, 2015, 6:15 PM. VFW Post 3282, 5810 S. Williamson Blvd.,

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:03 PM.

Minutes taken and prepared by Karen Koch