

Forest Lakes Preserve Homeowner's Association Inc.

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Board of Directors Meeting VFW Post 3282, 5810 S. Williamson Blvd., November 24, 2015, 6:15 PM Meeting Minutes

CALL TO ORDER:

The meeting was called to order by President Dee Snell at 6:25 PM. Present were Dee Snell, Joe Gambino, Harold Channell, and Tony Condercuri establishing a quorum. Teresa Campbell was absent. Cheryl Weber attended for Karen Koch Inc. and Karen Koch was absent.

READING OF THE MINUTES:

Motion: Mr. Condercuri moved, it was seconded and carried to waive reading of the Minutes of October 20, 2015, and approve them as written.

ARB:

There were no ARB forms to be approved

TREASURER'S REPORT:

- Status of Accounts:

The financial and bank statements for October 31, 2015 were reviewed.

- 2016 Budget

There was a discussion about the \$25,000 moved from the Operating account to the Reserves and a suggestion made that we have a Professional Reserve Study done for the 2017 Budget.

- Status of Assessments and Legal:

The list of delinquent accounts was reviewed. Three accounts are ready to have liens assigned, one account paid and one account the Bank is actively pursuing. All other accounts are current.

Motion: Ms. Snell moved, it was seconded and carried to send Acct. # 1040, 1078 and 3153 to the Attorney to file liens.

MANAGER'S REPORT:

Cheryl reported that the Attorney's office has set the hearing date of January 5th for the covenant violations remaining unresolved at a Chantel Court address. Our Attorney is waiting for a letter from the Attorney for Carmody Lake Drive violations.

Cheryl reported that we received a call from John McClusky, the Manager at Crane Lakes, regarding the tree at 1823FPB. "The tree is 20ft tall and leafs will fall." They will not be doing anything more with this complaint. Cheryl will send a letter to the homeowner.

UNFINISHED BUSINESS:

- New Contract Fertilizer, Weed & Pest

Ms. Snell signed the new contract with Turner Pest Control. They will begin in January 2016. Tru Green and Massey have been contacted and their contracts terminate as of December 31, 2015.

This change in contractors represents \$2,046.75 in savings.

- Pond Appliance Repair

The new diffuser has been installed in the WLP. Mr. Gambino is taking the lead on negotiation to repair/replace the fountain in the WLP. Discussion followed as to how to proceed.

Motion: Ms. Snell moved, it was seconded and carried to spend up to \$5,000.00 to add and/or repair WLD pump.

- Surveillance System Upgrade:

The new cameras, DVR and Wi-Fi have been installed. Cheryl will have Robert from Homeland Surveillance contact Mr. Condercuri to install software on his laptop.

- Holiday Decorations

On December 6th at 10:00 am, Harold, Scott, Tony, Teresa, Dee and Joe will meet at the front entrance to install the swag and 2 wreaths and anything else they deem necessary at that time. Mr. Gambino and Mr. Condercuri will retrieve the decorations from the storage unit.

NEW BUSINESS:

- Lawn Service Agreement

We received the new two year agreement from A.J.'s Lawn Service (soon to be known as Terrific Turf) for \$2,000.00 per month which will include clearing the culverts on a regular basis. Ms. Snell signed the agreement.

BOARD MEMBER REMARKS:

- There are lights out in the front entrance in other locations. Someone from the Board will contact KKI with the fixture numbers so the electrician can be contacted.
- Mr. Gambino and Mr. Condercuri will be emptying the storage unit so we will cancel the contract with All Aboard Storage.
- We need to complete new bank signature cards since Ms. Snell has changed her name.

SCHEDULING OF NEXT MEETING:

January 19, 2016 at 6:15 PM. VFW Post 3282, 5810 S. Williamson Blvd.,

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:50 PM.

Minutes taken and prepared by Cheryl Weber.