**BOARD OF DIRECTORS’ MEETING**

**\*\*\* MINUTES \*\*\***

Monday, June 15, 2020

1. President, Peggy Rigsby called the meeting to order at 7:00 p.m. held via ZOOM due to the COVID-19 Pandemic.
2. ATTENDEES:

President: Peggy Rigsby

Vice President: DaNessa Hayes

Treasurer: Alan Peltz

Secretary: Joan Avery-Sutton

Member-At-Large Sterling Arms

Web Administrator: Amy Christianson (absent)

OTHER ATTENDEES:

Deann Peltz Adam Selvidge

Sharmarie Gray

Jamie Sanderson

APPROVAL OF MINUTES: The Minutes from the HOA Board meeting held on April 20 and May 18, 2020 were reviewed and approved on June 16, 2020.

1. REPORTS:
	1. Treasurer Reports – Treasurer, Alan Peltz
		1. Check Register Balance as of 06/15/2020, $35,856.59 (This amount includes $16,000 for Road Paving Reserves)
		2. Year-to-date expenditures as of 06/15/2020, $8,778.08
		3. Collection of HOA Dues – Treasurer’s report reflected 3 properties were delinquent on their HOA dues for an estimated total of $6,808.61
2. UNFINISHED BUSINESS:
	1. President, Peggy Rigsby, discussed the proposal of implementing a “Violation Warning Postcard”. The purpose of the postcard will serve as notification to homeowners when one of the rules and regulations of the association has been violated. This initiative is a work in progress and will be further discussed by the Board.
	2. President, Peggy Rigsby, lead a discussion on what fees can become a lien. Based on Florida Statutes 720.3085 when authorized/outlined by the governing documents, the association can enforce a lien for unpaid assessments/or dues.
	3. President, Peggy Rigsby lead a discussion on how the association plans to outsource maintenance for lawn services for common areas within the community. Currently, the association is utilizing B&Gs Superior Lawn Care Services. However, B&Gs has not provided precise estimates related to monthly cost of services. Therefore, it was determined that the Board will perform an assessment of need and obtain at least three (3) quotes prior to entering into a permanent contract.
3. NEW BUSINESS
	1. Treasurer, Alan Peltz discussed the Board’s awareness of the expiration of liens on properties within the community.
	2. Treasurer, Alan Peltz, made a motion that the Board outsource all HOA functions and responsibilities but not to exceed additional $500. Vice President, Danessa Hayes wanted to clarify that the Board needed to clearly identify what the monthly costs for outsourcing would include. This issue will be further discussed within the next couple of months.
	3. The Board continues to have **extensive** discussion on current policies and procedures. All policies specifically related to fines and violations will be reviewed and revised where necessary. As the Board finalize each policy/or procedure, all required documents will be updated and correspondences disseminated to all homeowners and residents.
	4. Immediately following the HOA Board meeting, Alan Peltz resigned as the Treasurer of the Board.
	5. Next Board Meeting – President, Peggy Rigsby stated that the next meeting will be held Monday, July 20, 2020, at 7:00 p.m. via Zoom due to COVID-19 Pandemic.
4. GENERAL DISCUSSION:

No General Discussion

1. ADJOURNMENT: The meeting was adjourned at 9:45 p.m.