

# Preserve at Lake Washington

Subdivision Homeowners Association, Inc.

## Meeting Minutes: September 18, 2007

Board Members present: Bud DeVillers, Rafael Esteban, Vince Greenwade, Bruce Mochwart, and Stacey Jeffcoat; Sharise Keels joined the meeting at 7:40pm

Sara Bernin from Bayside Management Services was present.

### Call to Order:

President Bud DeVillers called the meeting to order at 7:03 pm at the Eau Gallie Library.

### Proof of Notice:

The Secretary, Sharise Keels posted the meeting notice in accordance with the By-Laws and Florida Statutes.

### Minutes:

Minutes from the Board meeting on 8/21/07 were approved by motion from Bruce, second by Bud. All in favor. Motion carried.

### Officer's Reports:

**Treasurer's Report-** Bruce went over the monthly starting balance of \$28,657.65 in along with new deposit (dues) of \$1,123.50 of income and \$801.48 in outgoing expenses for a total of \$28,979.67 in assets. He provided copies of the bank statement.

### Committee Reports:

•**ARC Report-** None at this time.

•**Grounds Report-** Bud gave report regarding grounds: the contract for the lawn service is typed up and ready for signature: L&D Lawn Maintenance is charging \$650.00/month. Bruce requests the frequency of cutting in the contract and for it all to be done in one or two days not spread out over a few days.

•**Grievance Report-** Discussion regarding houses not being maintained and homes for sale/foreclosures. Possible common ground behind a

particular home used to be maintained by that owner due to accessibility but now that house is for sale that area is overgrown. Bud will look into the maintenance of that area. Discussion regarding homeowners wanting to attach a fence to their neighbor's fence; suggestions on possible ways to handle that request and prevent it from happening was provided from the floor and BOD. Many complaints regarding nuisance cats, discussion followed.

•**Social Report**- Stacey Jeffcoat reported the Meet the Board BBQ was a huge success. Next event will be a Halloween BBQ (hotdogs etc) on Halloween night during trick or treating. A community garage sale is being planned, the first weekend of November before the holidays. Discussion follows. In December the committee is planning a house decorating contest, discussion follows.

### Unfinished Business:

•**Oops Letters / Violation letters**- Violation letters up to date at this time. Addresses will be sent to management from BOD members regarding houses that need attention. Marie will be asked to do an inspection. Discussion.

•**Retention area fence** – This topic tables for cooler weather, looking for volunteers to assist. Discussion follows.

•**Newsletter Topics**- Non emergency police phone #, information loose cats/Brevard leash law.

### New Business:

•**Website**- A new resident designed a community website at Preserves.org and will keep it up to date.

•**Open Board Position**- Coy Speers resigned verbally to various BOD members. Two residents from the floor volunteered to fill the vacancy and spoke about themselves; discussion followed. A silent vote was held among the board members resulting in a tie vote (3 – 3). This issue is tabled until the next meeting.

•**Thank-you's**- Bud motioned that residents that offered major assistance during the BBQ be sent thank-you cards, Vince seconds. All in favor; motion carried.

Bruce introduced a new resident: Mr. Wagner that has volunteered to check irrigation systems.

Discussion regarding dues; possible incentives being offered for paying on time or early and budget preparation. Sara indicated the 2008 budget needs to be worked on, mailed out to residents with a notice for the budget meeting that can be held at the same time as a regular board

meeting. Bud volunteered to lead the budget committee, a few other residents and board members volunteered to assist. They are aiming to hold the budget meeting at the December Board meeting.

**General Discussion:**

•**Next Meeting-** Tuesday, October 22, 2007 at 7pm at the Eau Gallie Public Library.

**Adjournment:**

There being no further business to come before the Board the meeting adjourned at 8:25 pm.

These minutes were taken by Sara Bernin, Bayside Management Services:

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Sharise Keels, Secretary