

SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

Date: 12/15/17

Approval date 4/11/18

<p>Attendance: Board: Teresa Russo, Karen Lotito, vacancy Avelino Vide Quorum was established, Meeting called to order 630pm</p>	<p>Members: Several members attended</p>
<p>Review of Previous Minutes: 1-18-17 approved 5-18-17 Motion to amend (add conversation regarding walkway repair/restore) 11-9-17 Approved</p>	<p>Motion to approve: Karen Lotito Second: Teresa Russo Motion and second for all as noted above</p> <p>Corrections: 5-18-17 Minutes – Add under Old Business: Discussion regarding repairing or restoring walkway that was painted grey. Costs and options to be researched to find the most equitable approach. The Board is in agreement that the walkway must be in compliance with community by-laws.</p>
<p>General Member questions/concerns: Agenda items: Old business: 1. None listed</p>	<p>Lamar Junior state that he will be recording all meetings. Discussion followed. Board president recommended that it must be announced at every meeting and not carried out if anyone objects to being recorded.</p> <p>Discussion:</p> <p>Motion: Second:</p> <p>Vote:</p>
<p>New Business: 1. Explanation of proposed 2018 budget</p>	<p>Discussion: Members who attended the meeting asked questions, a robust discussion was held. The budget changes were explained. Copies of the budget have been mailed to all owners</p> <p>Motion: Accept the proposed 2018 budget as prepared by Avid Properties Motion: Teresa Russo Second: Karen Lotito</p> <p>Vote: Motion passed unanimously</p>
<p>2. Owner comments</p>	<p>Lamar Junior questioned whether board members have attended state required training course. Discussion regarding appearance of the community; options for charging vs fining residents who are noncompliant. Message regarding trash and trash cans to be included in next newsletter.</p>

ENTERED
 05/14/18

Approved 4-11-18

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SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

Date: 3/19/18

Approval date: APPROVED APR 11 2018

ANNUAL MEMBER MEETING AND 2018 BOARD ORGANIZATIONAL MEETING

Attendance: 2017 Board: Teresa Russo, Karen Lotito, Vacancy Avelino Vide- Avid Properties George Root – Attorney (invited to attend meeting)		Members: Members present and Proxy cards submitted not sufficient to meet required quorum	
Review of Previous Minutes: No Annual Meeting held for 2017	Motion to approve: N/A Second:	Corrections:	
Agenda items: N/A	Discussion: Quorum not met. Discussion of how to proceed. Suggestions from Mr. Root, and from Avelino Vide Mr. Root offered to research state rules regarding annual meetings and advise.	Motion: N/A Second:	Vote:
General Member questions/concerns:	Community members asked to continue with a “General Discussion” New Board for 2018 discussed: Only 2 applications were submitted; Teresa Russo and Lamar Junior. Karen Lotito was asked to continue on 2018 Board until a replacement is found. Process of election of Board members explained and discussed. Further discussion: Landscaping Stray cats Trash pick up 2018 Board Members Announced: Teresa Russo, Lamar Junior, Karen Lotito		
2018 Board Organizational Meeting			
Called to order:715pm	Discussion: Officers discussed: President: Teresa Russo Vice Pres.: Lamar Junior Sec/Treasurer: Karen Lotito Roles of each office discussed	Tentative 2018 meeting dates discussed: Meetings to be held on Tuesday or Wednesday of the third week Quarterly, or as needed to	

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SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

		discuss business or vote. Net meeting to be scheduled for April 11th or 25 th . Teresa will contact Mango Rec Ctr to reserve room	
Meeting adjourned 736pm			

ASSOCIATION MEETING

Approved
5-15-18

OAKWOOD TERRACE PROPERTY OWNERS ASSOCIATION, INC.
2906 Busch Lake Blvd * Tampa, Florida 33614
(813) 868-1104 * FAX (813) 774-7861

BUDGET MEETING

November 7, 2017 at 10:00 AM

I. CERTIFYING QUORUM – CALL TO ORDER

Avelino Vide certified a quorum was established with 2 board members present Peter and Tamara and called the meeting to order at 10AM.

II. PROOF OF NOTICE OF MEETING

Avelino Vide noted that the Notice of Deliverance for the Budget meeting is on file in the Association records as proof of notice of the meeting.

III. OLD BUSINESS

NONE

IV. NEW BUSINESS

Avelino Vide advised multiple request from homeowners in Oakwood Terrace about paying the fees monthly instead of quarterly. The Board of directors opened it up for discussion after a short discussion Tamara Brown made a motion to move the 2018 fees from being paid quarterly to monthly Peter Morales seconded the motion and the motion carried unanimously.

Avelino Vide went line by line on the 2018 proposed budget and explained each line item and answered question from the homeowners that were present and the board of directors. A motion was made by Peter Morales to approve the 2018 budget at \$150.00 per month with no change to monthly fees. The motion did not have a second so it died. Tamara Brown attempted to call Jane Hill who is the Sec / Tres of the association but before she was able to get her on the phone Peter Morales got up and left so the quorum was broken. At 1130 AM Jane did call in at 11:40 AM and the meeting was reconvened. Tamara Brown made a motion to approve the 2018 Budget with a reduction in General Maintenance from 43120.00 to 30750 which will reduce the monthly fee to \$145.00 per month the motion was seconded by Jane Hill and the motion passed unanimously.

V. ADJOURNMENT

On MOTION by Tamara Brown, seconded by Jane Hill, Motion Carried with all in favor, the meeting was adjourned at 11:45 AM

ENTERED
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Water Mill Village Homeowners Association, Inc.

March 27, 2018

Minutes BOD HOA Meeting

The meeting was called to order at 6:30 p.m. at the office of Avid Property Management Inc. Board Members present were Bob Gilley, Les Koehler, Marcia Garvin, and Ben Gettys. Avelino Vide was present for Avid Property Management Inc. The February BOD Meeting minutes were approved as written.

Proof of Notice: It was agreed that the notice was properly posted.

Homeowner Forum: No homeowners were present.

Management Report:

AV presented a lease agreement for 8552. As the background check was still in process AV vouched for the renters.

AV told the Board the inspection of the roof vents and flashing is ongoing. Bob suggested all vents been covered with screens.

We have a tenant in our owned unit (8458). She reported the dishwasher was not working. **A motion was made by Ben to spend up to \$150 for a refurbished dishwasher. Les seconded the motion and it carried unanimously. AV will procure a dishwasher.**

AV reported that 8518 was delinquent again and was once again sent to the attorney. The units 8440 and 8442 (burned down building) are currently with lien but no plans to foreclose.

AV has contacted a company about leveling the sidewalks. This company will inspect all sidewalks in front of the units and give us a recommendation and price. **AV will present the findings at the next meeting.**

Marcia brought up seeing a payment for 250 Sq. Ft. of sod at 8517 (her unit). She did not get any sod at her unit. **AV will check on this.**

Bob presented a new format for the second notice of violation letters not responded to by owners. The new letter warns the resident that it is the second and final notice. It gives a 14 day time limit or the matter will be referred to the attorney and attorney cost billed to the violating unit owner. **Bob made a motion that the letter be accepted and put into use. Les seconded the motion and it carried unanimously. Av will see that the letter is used and the terms enforced.**

It was reported that the dumpster was only being picked up twice weekly. AV said he thought the new contract only called for two pickups. **AV will advise us after he checks the contract.**

Old Business:

AV will get pressure washing the buildings and cleaning out the rain gutters scheduled for April. A letter will be sent to owners when the schedule is confirmed.

ENTERED
05/14/18

Av reported the fence around the sprinkler pump was completed. The parking stop was repaired. The old furniture at the pool was removed. A new table for the pool area was ordered.

The painting and repairs of the pool cabana and storage shed are in process. Exact date for completion still unknown

AV updated the BOD on the status of the dumpster light. The contract had to be redone because there was a change in the lights been used. The new contract was signed and we await the installation.

Marcia made a motion to adjourn, Bob seconded the motion and it carried unanimously.

Meeting adjourned at 7:42 p.m.

ENTERED

Water Mill Village Homeowners Association, Inc.

April 24, 2018

Minutes BOD HOA Meeting

The meeting was called to order at 8:14 p.m. at the office of Avid Property Management Inc. Board Members present were Bob Gilley, Les Koehler, Marcia Garvin, Michael Oglesby and Ben Gettys. Avelino Vide was present for Avid Property Management Inc. The February BOD Meeting minutes were approved as written.

The earlier Annual Meeting for the membership scheduled for 6:30 p.m. was not held due to the lack of a quorum. Present in person or by proxy were 17 members. Due to the lack of attendance no election of BOD Officers could be held. Those present agreed that rescheduling the meeting would be fruitless and since no one present was interested in serving, the present Officers should be re-appointed. **Bob made a motion to reappoint the members up for election, Marcia seconded the motion and it carried unanimously.**

Proof of Notice: It was agreed that the notice was properly posted.

Homeowner Forum: No homeowners were present.

Management Report:

We have a tenant in our owned unit (8458). She has received a notice to vacate from the 1st Mortgage Holder.

The painting and repairs of the pool cabana and storage shed are complete. Pressure washing the buildings and cleaning out the rain gutters has been completed. AV told the Board the inspection of the roof vents and flashing is complete.

AV contacted a company about leveling the sidewalks. This company did inspect all sidewalks in front of the units and discovered 140 trip hazards. **AV will present the final details at the next meeting.**

The dumpster pickups and dumpster placement is not satisfactory. Residents complain that they are too close together to use the second dumpster. The BOD needs to address this problem further at the next meeting and find a resolution.

Old Business:

AV will check 8546 and 8549 for roots in the plumbing. AV will also have the trees inspected for dead limbs and low hanging limbs.

Sprinklers are still apparently not working properly. Residents claim many do not come on or come on and go off immediately. This is an ongoing problem, the BOD needs to address this at the next meeting and a solution needs to be reached before the hot weather ruins the grass.

Marcia made a motion to adjourn, Bob seconded the motion and it carried unanimously.

Meeting adjourned at 8:19 p.m.

ENTERED
05/14/18

AUSTIN WOODS HOMEOWNERS ASSOCIATION, INC.

c/o Evergreen Lifestyles Management
13506 Summerport Village Pkwy, Suite 1801
Windermere, FL 34786

BOD Meeting

March 16, 2017

7:00 PM

Location:

First Baptist Church
37511 Church Ave.
Dade City, FL 33525

MINUTES

I. Call to Order at 7:09pm

II. Verification of Quorum

III. Old Business:

1. No old business to discuss.

IV. New Business:

1. Discuss 90 day plan to comply with FL Statute 720 – file BOD certification forms with State within 90 days.
2. Review of current landscape contract
3. Discussion re: Century Oaks common area overgrown and needs to be addressed with landscaper
4. Seek to obtain bids for landscape of community (A. Keith)
5. Set date for next BOD meeting – April 13, same location

V. Adjournment – Motion to adjourn made by G. Lonergan at 8:44pm, seconded by R. Perez

ENTERED
05/14/18 *GW*

AUSTIN WOODS HOMEOWNERS ASSOCIATION, INC.

**c/o Avid Property Management Inc.
2606 Busch Lake Blvd.
Tampa, FL 33614**

BOD Meeting

May 11, 2017

6:00 PM

Location:

First Baptist Church
37511 Church Ave.
Dade City, FL 33525

MINUTES

I. Call to Order at 6:10pm

II. Verification of Quorum

III. Old Business:

1. Pick List – Discussed status of attorney investigation/engineer reviewed pictures and items need further review and investigation.
2. Landscape Contract – A. Keith contacted several companies for bids and received 2 so far. Decided we should obtain a couple more bids before making a decision.

IV. New Business:

1. Introduction of Avid Property Management Inc. – The homeowner portal is set-up. Avid is still waiting on paper filed from Evergreen.
Question from homeowner (Hal) on shed sizes and how to submit ARC requests.
2. Set date for next BOD meeting – June 12th, location to be determined

V. Adjournment – Motion to adjourn made by G. Lonergan at 7:02pm.

ENTERED
05/14/18 

AUSTIN WOODS HOMEOWNERS ASSOCIATION, INC.

BOD MEETING

September 7, 2017

6:00 PM

Location:

Darby Community Church
14745 Bellamy Brothers Blvd.
Dade City, FL 33525

MINUTES

I. Call to Order at 6:06pm

II. Verification of Quorum

III. Old Business:

1. Avid Property Management – Avelino provided update on expanded role of Avid and performed an extensive interactive walkthrough of the Homeowners Portal. Board and members discussed many issues with the website, ARC and invoice approval buttons, and emails not being sent prior to payment due date.
2. Landscape Contract – landscape bid proposals: Avid will obtain additional bids and discuss at next meeting.

IV. New Business:

1. USPS Parcel Boxes – Discussed cost of larger parcel boxes and we will need to forego for now.
2. Brief overview of plan moving forward in regards to pick list, deed restrictions, and next year's budget. Will need to have a management meeting to further discuss and provide update at next Board meeting.
3. Two electric meters not being used but still being charged, look into turning them off.
4. Will leave gates open during storm since battery backup is not working.

V. Adjournment – Motion to adjourn made by G. Lonergan, seconded by Raul.

ENTERED
05/14/18 *th*

