

Minutes of The Terraces HOA Board Meeting  
December 10, 2017

Present at the Board Meeting: Jim Eriksen, Marcos Sola-Cruz, Adriana Seaman, Donald Ringled, Bart and Karen Bacon, Eric Clark, Bill Logsdon and Lynn Kimmel.

Jim Eriksen, President, called the meeting to order at 3:00 p.m.

Cindy Snook was traveling so Jim Eriksen gave the following financial report:

Wells Fargo Checking Account Balance	\$22,148.91
Wells Fargo Savings Account	<u>\$ 2,277.80</u>
Total	<u>\$24,426.71</u>

No deposits were made in the account this month and there were \$945.23 in debits this month.

Lynn Kimmel read the minutes of the September 27th board meeting.

Following hurricane Matthew, Marcus Sola-Cruz, Jim Eriksen and Greg Seaman met recently to clean up debris. There is still some clean up needed to be done and some of the fencing is beginning to look bad. The city did finally trimmed some of the trees and picked up the various piles of debris collected following the hurricane.

A gate to one of the ponds needs to be repaired. Jim Eriksen has the materials to make repairs. Eric Clark said that Jim could gain access to make the repairs through Eric's yard.

The following issues were discussed during the board meeting:

- There is still one lawn in the neighborhood that looks really bad. A letter was sent to the owner (3210 Calgary) regarding the condition of his lawn. Jim also went to Patrick Air Force Base to seek some help with getting this situation resolved. He got the names of two Master Sergeants who might be able to help with getting the owner to cooperate and improve the condition of his lawn.  
Jim Eriksen explained that the Homeowners Association can levy fines when people are not keeping up their properties. It was suggested that a letter be drafted letting the owner know that the Board was considering levying a fine. To be fair Jim suggested that a committee of three independent members of the neighborhood be formed to decide if a fine is appropriate. The residents who were present at today's board meeting want us to do something to make him comply because the condition of his property affects the entire neighborhood's property values.

- Then fence at 3157 Calgary needs repair. Either a letter will be sent, or a call will be made requesting that the homeowner make the necessary repairs. Some concern was expressed about the condition of the fencing in the entire neighborhood. A suggestion was made that perhaps we could pressure wash the fence to improve the way it looks.
- Another issue discussed was the bump in the road when turning from Halifax onto Croton Road. Jim encouraged the residents to call the city to see if they will come and perhaps do something to make the transition from Halifax to Croton smoother. The city number is 321-608-5300.
- Jim Eriksen encouraged the homeowners to decorate their homes more during the holidays.
- Since we did not have a quorum present at today's meeting, we could not hold the election. For one thing, we did not have any nominees for the offices of president and vice president. Jim read the statute governing elections especially if we do not fill the open positions. If we are unable to fill all board position within a 30-day period, a management company would need to take over running the Homeowners Association. If the management company takes over, our annual dues will go up significantly. It was also suggested that we raise the dues and Marcos said the board can raise the dues as long as it is no more than 10% over the current rate. If it is raised higher than 10%, then it would be subject to a vote of the homeowners. After some discussion, Eric Clark said he would run for the office of president and Karen Bacon said she would run for the office of vice president. Bill Lodgden nominated Eric and Karen and both nominations were seconded. We thank Eric and Karen for stepping up to the plate to participate on the board. Lynn will prepare a new ballot with their names on it and distribute to all the residents after the holidays. A vote needs to be completed as soon as possible.
- A new date for a follow-up board meeting was set for January 6, 2018 at 1 p.m.

We have new residents at 3185 Calgary (Scott and Elaine ?). I will go by to introduce myself to them and get their full names and an email address to add to our roster.

Since there was no further new business brought up, the meeting adjourned at 4:15 p.m.

Respectfully submitted,

Lynn Kimmel  
December 12, 2017