

Minutes of The Terraces HOA Board Meeting
January 6, 2018

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 2:05 p.m.

Cindy Snook was not present at today's meeting so Jim Eriksen gave the following financial report:

Wells Fargo Checking Account Balance	\$22,113.88
Wells Fargo Savings Account	<u>\$ 2,277.86</u>
Total	<u>\$24,394.74</u>

This month's debits were \$35.03.

Jim asked that we get Cindy Snook to provide Eric Clark/Karen Bacon with a budget so they have an idea of the yearly expenses for the HOA.

Lynn Kimmel read the minutes the December 10, 2017 board meeting. Minutes are to be revised with corrections for the time of the next meeting and the corrected name of the hurricane that caused damage to our neighborhood.

The following issues were discussed during today's meeting.

- Jim Eriksen called Roberts Irrigation regarding a reported leak to the pump house located on Croton Road. They provided an estimate of \$618 to replace the pump and another \$80 to perform routine service.
- Ten residents of the neighborhood were present at today's meeting (Eric Clark, Donna Eriksen, Jim Eriksen, Carl Oberg, Mary Scroggins, Marcos Sola-Cruz, Karen Bacon, Ellen and Robert Bonaiuto and Lynn Kimmel.
- Marcos Sola-Cruz read the proposed letter to be sent to Chase Bell's (3210 Calgary St.) Commanding Officer regarding the problems we have been having getting him to take better care of his yard. Discussion followed and the idea is to convey the need to have this issue resolved. Marcos read the letter that will be sent along with four photographs depicting the condition of the property. It was suggested that the letter be sent Certified so that we can be sure of receipt by the Commanding Officer. Mary Scroggins will try to get an exact mailing address for the letter.
- Carl Oberg volunteered to mow the back yard of Sgt. Bell's property as long as there would be no issue with him going on the property. Some discussion followed about having the Advisory Committee follow up regarding the Bell lawn issue. It was decided

that the letter to Chase Bell's Commanding Officer should go out first before further action was taken.

- Property located at 3157 Calgary St. owned by Greg Thein has had an issue regarding fence repairs. Mr. Thein's mother has been living with him and requires a great deal of attention so he has not been able to complete the necessary repairs but he is working on it.
- Regarding the bump in the road from Halifax turning onto Croton, the number to call the county is under Road and Bridge Maintenance in the Public Works Dept. and that number is 321-255-4310. The City handles Halifax St. issues and the County handles Croton Road issues.
- Regarding the neighborhood decorations—kudos to all those who put decorations up making the neighborhood look nice during the holidays.

Jim asked if there was any new business:

- A question was raised about whether there were any restrictions regarding metal roofs. Several residents have inquired recently about replacing their roofs with metal roofs. There are no specific restrictions against the use of metal roofs, but generally the covenants say that the neighborhood should be consistent in its appearance.
- A question was raised regarding the hurricane panels on Chase Bell's house—they probably should be removed as it is a safety issue in case of an emergency situation where access would be necessary.
- Bob Bonaiuto wanted to know if he could have some trees in his yard trimmed and thinned out to provide more light in his yard to allow his new sod to grow. The Architectural Committee had no objections regarding this issue.
- It was suggested that the Board get an estimate to pressure wash the outside (exterior) of the fencing in the entire neighborhood to improve the look of the fence. When pressure washed, the fence almost looks brand new but it does need to be treated or stained once it is cleaned. Karen Bacon will call to get some estimates.
- The lights at the front entrance are not working. When Bart Bacon is feeling better, he will look to see what might be causing the lights to malfunction.
- The liability insurance premium for the development is due to be paid in January.
- A suggestion was made that we might get a group of residents together to trim some of the low hanging branches on Croton Road.
- The results of the Board Elections are as follows: All nominated person were elected by 24 ballots received by the Secretary. Our new President is Eric Clark, the new Vice President is Karen Bacon, the Treasurer is Cindy Snook and the Secretary is Lynn Kimmel. The term for these positions is two years.
- Eric Clark will look at his schedule to determine a date for the next Board meeting. We thank Jim Eriksen and Marcos Sola-Cruz for their many years of service on the Board of the HOA and we look forward to working with Eric Clark and Karen Bacon in the future.

Since there was no further new business brought up, the meeting adjourned at 2:55 p.m.

Respectfully submitted,

Lynn Kimmel
January 7, 2018