



The Terraces At North Pointe  
Homeowners Association

*Because we care for our neighborhood*

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**BOARD MEETING**  
**March 18, 2007 – 3:00 p.m.**

**MINUTES**

Present at the meeting were: Robert Taylor-President, Marcus Sola Cruz-Vice President, Adriana Seaman-Secretary, Jim Eriksen-Treasurer; Roald Olsen, Donna Price, Karen Kilianek, Gary Holscher, Lynda Pettigrew and Karen Ballard.

**CALL TO ORDER:**

The President called the meeting to order at 3:00 p.m.

**TREASURER REPORT:**

Mr. Eriksen gave a summary of his written report highlighting the fact that our expenses are more than our income – taking into account that the income is based on ALL homeowners paying their dues on time. A copy of his report was given to all Board members (Attachment A).

It was clarified that the dues are due at the end of May and the end of October.

Per the Board's approval, Mr. Eriksen will send out a letter to those homeowners that have delinquent accounts. The Board is requesting full payment and they will be given a deadline to bring their accounts up to date before legal action is taken.

**NEW BUSINESS:**

*Retention ponds* – We need to find out who is responsible for the care of our two retention ponds. They desperately need repairs. Mr. Sola Cruz will make an assessment of what needs to be done with these ponds and make recommendations to the Board.

*Common Areas Maintenance* – An assessment of our common areas was made by Marcus Sola Cruz and Gary Holscher. Some of their recommendations were presented to the Board (Attachment B). One of these recommendations required immediate attention – replacement of some of the sprinklers that over time have been damaged.

The sprinkler system needs to be serviced periodically to assure that it's working properly all the time and we can keep the grass green in our common areas.

We need to review the contract with Dan's Lawn and find out what are we paying for. If it's only for cutting the grass, we need to put in a proposal of services our community needs to include:

cutting the grass, fertilization, weed control, cutting grass around the ponds, etc. The Architectural Committee will look into this and make recommendations for the Board's approval.

Some members expressed their concerns about our community not looking very appealing. The trees along Croton have been mutilated by FPL and do not look good at all. The Board approved the recommendation to remove these trees from the Croton entrance. We will get an estimate on how much will it cost to cut them down. We will look into replacing them later on; we want to make sure that the grass starts growing again now that the damaged sprinklers have been replaced.

*Annual dues* – Mr. Sola Cruz proposed an increase of 10% to our dues – from \$84 to \$92. Jim Eriksen seconded this motion. Our community is in need of repairs and improvements that our current income cannot cover. We do not have an emergency fund to cover unexpected expenses either. For example, last year the sprinkler pump was struck by lightning and it had to be replaced.

*“Article IV – Covenant for maintenance assessments. Section 3 (a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 10%, above the maximum assessment for the previous year without a vote of the membership.”*

The Architectural Committee will look into what these needs are and also how much are they going to cost us, and make recommendations to the Board.

*Hiring a lawyer* – Mr. Taylor will be checking into hiring the services of a lawyer to handle the business that required legal assistance. He will make recommendations for the Board's approval once he gathered the appropriate information about cost and services.

*Violation of city ordinances* – It is a city ordinance that boats cannot be parked at the house for more than 24 hours. Trash cans cannot be set up outside before 5 p.m. of previous trash pick up day. Dog owners must pick up after their pets. A reminder about these items will be included in the general board minutes.

It was suggested that a NO SOLICITING sign should be added to both entrances. Mr. Sola Cruz made the motion for approval and Mr. Eriksen seconded it.

**ARCHITECTURAL COMMITTEE REPORT:**

The committee will be performing the annual community assessment and make recommendations to the Board.

Meeting was adjourned at 4:40 p.m.