

The Terrace Homeowners Association
Board meeting minutes
April 17, 2007
7:00 P.M.

Present at the meeting: Robert Taylor, Marcos Sola Cruz, Jim Eriksen, Adriana Seaman, Karen Kilianek, Karen Ballard, Patricia Holscher, Ollie and Trudy Olsen, Donna Eriksen, Bill Logsdon and Judith Allen.

Mr. Sola Cruz made a motion to approve the previous Board meeting minutes and Mr. Eriksen seconded it.

Our Treasurer, Mr. Eriksen, reported that we currently have in the savings account \$6,652.32 and in checking \$5,477.

Letters to delinquent accounts were sent. One of these individuals came back with an offer to pay half of the amount due. Mr. Eriksen did not either accept or refuse the offer since he wanted for the Board to make the decision.

Several of the present homeowners suggested that we shouldn't accept this offer. This homeowner has already been given plenty of opportunities and was ordered by the court to pay the money owed to the association a while back and did not follow through with the court settlement.

Mr. Taylor would like to check with the lawyer before a decision is made about the legal alternatives to deal with this issue.

Mr. Sola Cruz made a motion to retain an attorney to handle the legal matters of the association. Mr. Eriksen seconded it.

Mr. Sola Cruz conducted an assessment of the two storm drains we have. The West drain is clogged. The East drain ~~one~~ is clear. A report was made to the City of Melbourne and they had put in a work order to have the drain cleaned. Mr. Sola Cruz will follow up on this to make sure that it is being taking care of. The inlet and outlet pipes for both ponds need to be repaired (possibly by relining of the ends) ~~cleaned and replaced~~.

It was brought up to the Board's attention that both ponds are not under the association name and if any permits are needed to fix them it might cause problems with the city because they are not under The Terraces HOA. Karen Kilianek will check into transferring the title to the association.

Mr. Sola Cruz and Mr. Olsen will check into what is needed to fix the ponds.

After reviewing the bids for the common areas irrigation, it was decided that the inspection for the system should be done on a quarterly basis. Some of the home owners suggested going with Roberts' bid. Mr. Sola Cruz will ask them for a new bid for a quarterly basis. The association will request a report when the inspections visits are made.

Mr. Olsen volunteered to mark the sprinklers heads with PVC tubing to protect them from possible lawn mower damage.

We need to get a bid from Dan's Lawn Service, our current service, for the maintenance of the common areas and around both ponds.

Karen Kilianek will take care of getting the "No soliciting" signs for both entrances.

Homeowners along Croton Road have expressed their concern about cutting down the trees in that area. They believe the trees help with the noise and they suggested having them trimmed instead of cutting them down.

Their suggestion was taken into consideration but based on the conditions of the trees they really need to be cut down. The Board will look into planting something there later on but first they want to find out about the plans of the City of Melbourne regarding the expansion of Croton Road between Parkway and Post.

It was determined that our #1 priority of all our common areas issues are the trees along Croton Road. Mr. Sola Cruz is waiting for two more bids. It was decided to go with Paul Halloran's bid, if none of the other two bids were below \$2000.

The Architectural Committee will send letters to homeowners with current deed restriction violations.

Meeting adjourned 8:25 p.m.