



The Terraces At North Pointe
Homeowners Association

Because we care for our neighborhood

GENERAL MEETING MINUTES

May 20, 2007

4:00 p.m.

Present at the meeting were: Bob Taylor, President; Marcos Sola Cruz, Vice President; Jim Eriksen, Treasurer; Adriana Seaman, Secretary; Roald Olsen, Gregory Seaman, Carl Oberg, Donna Eriksen, Karen Kilianek, Alice Seeley, Casey Holscher, Mary McKee, Tina McGann, Josh Taylor, Jason and Denise Stanley, Karen Ballard, Dick and Beverly Miller, Jim Heinbaugh, Greg Thein, John and Karen Gormaley, Janine McGann and Jeremy and Adrian Jensen.

CALL TO ORDER:

The President called the meeting to order at 4:02 p.m. Minutes from our November meeting were read. Dick Miller motioned to approve them and Donna Eriksen seconded.

OLD BUSINESS:

The law firm of Frese Hansen had requested last year that their name be removed at the State level as registered agent for The Terraces Homeowner's Association. Mr. Eriksen took care of this when the annual report was filed with the State. He will now receive legal notifications related to our community.

NEW BUSINESS:

Legal Fees – The Association has secured the services of an attorney on a, “needed basis”; Seth Chapman Law Office, is the current attorney used by Croton Woods. They will handle unresolved issues with deed restrictions and overdue association fees.

Trees along Croton Road – The trees along Croton Road have been mutilated by FPL and do not look good at all. That side of our community does not look very appealing. The Board approved the recommendation of cutting down these trees. Several bids were obtained and the Board decided to go with Quality Tree Experts. Their original bid was \$2000 but we made a counter offer of \$1800 and they agreed to do the job for that amount since several of our homeowners are customers and recommended them for the job.

Some homeowners expressed their concern regarding cutting down these trees. They would like to have them trimmed instead. After weighing all the possibilities, cutting them down was the best solution. The Board will look into replanting something else later on. Jason Stanley asked if the Board had contacted FPL to see if they would help cutting down the trees since it would be beneficial to them (they wouldn't need to trim them to clear the power lines). We might be able to save some money. Mr. Stanley will check into this and let the Board know about his

findings. Josh Taylor asked that the Board give him another chance to get the contract and requested that his bid be revisited. The Board acknowledged his request to revisit his bid pending the results of the FPL findings.

Annual dues – The Board had approved an increase of 10% to our dues – from \$84 to \$92. Mr. Stanley asked if this increase was due to a raise of our current vendor fees but the answer was no. 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. These new expenses are:

- The removal of the trees from Croton Road
- Care of the sprinkler system
- Fertilization, weed and pest control of the lawn around the outside perimeter fence
- Maintenance of the vegetation around the ponds and
- Improvement of both ponds to improve storm water flows.

Condition and maintenance of common areas – Several bids were obtained and the Board made the following selections:

Expert Pest Control was selected for the lawn maintenance (fertilizer, insecticide and herbicide); Dan Jeffrey was the selected vendor for the maintenance around the pond areas; *Roberts* Irrigation was the selected vendor to maintain the sprinkler system.

Condition and maintenance of retention ponds – The city of Melbourne was contacted regarding cleaning of the storm drains in both ponds and a work order was issued. As of 5/9/07 they have not been cleaned yet. The City was contacted again. We are still on their “to do list” and they could not give an exact date on when this work will be done. We’ll continue to check the drains periodically until they are cleaned.

The drainpipes need to be repaired or replaced and it has been difficult to find a vendor to do this job. Many companies were contacted but nobody responded. Casey Holscher was able to contact Tom Williamson who came and inspected the ponds. We are expecting a bid from him soon.

Boats – Some homeowners expressed their concern regarding boats being parked on driveways longer than the 24 hours allowed by city ordinances and our deed restrictions. Boat owners mentioned that 24 hours is not enough time to clean and get the boat ready for storage. Most of the homeowners present agreed with this. If there are extenuating circumstances that caused boats to be parked longer than usual, it was suggested that the boat owner contact the Board and explain these circumstances.

Mr. Olsen demanded that all these violations need to be taken care of.

No Soliciting signs – These signs have been posted in both entrances. One of our homeowners was approached by a stranger early in the morning and it was quite an unnerving experience.

ARCHITECTURAL COMMITTEE REPORT:

Letters went out to those homeowners with current deed restrictions violations. The committee has given them two months to respond and take care of these issues.

Some of the homeowners had questions regarding the letter they received. Jason Stanley contacted the City regarding vehicles with business logos. The City does not consider a vehicle with a business logo a “commercial vehicle”. He wanted to know what the Board’s definition of a “commercial vehicle” was. His vehicle is his personal vehicle that also has his company’s logo on it. The Board will address Mr. Stanley’s comment and will respond to him.

Josh Taylor had sent a letter in response to the letter he got from the committee but has not received any communication back. The Committee Chairman, Mr. Sola Cruz will address his letter and officially respond to him.

Mr. Heinbaugh was confused about the letter he received regarding the shrubs that have been there for 23 years. Does he have to cut them? The answer was no. The committee just wanted to advise him that they might be a problem if the fence needed to be repair in the future.

It was clarified that Mr. Heinbaugh’s sprinkler system takes care of the perimeter area east of Parkway. Our own sprinkler system waters the entrance sign on Parkway.

Mr. Gormaley requested information regarding sheds. Mr. Sola Cruz will e-mail that information to him.

Neighbors around the vacant home in Winnipeg have seen rats and snakes living in the premises. The city has been notified.

Homeowners are concerned regarding hedges around some of the houses, they are too tall and need to be trimmed, the limit is 6”. There are also safety concerns because they’re blocking the view. Mrs. Jensen will check what are the city ordinances regarding hedges & safety.

Also, please let us remind you that when performing changes and/or maintenance on your home you’ll need to acquire an Architectural change and/or maintenance request form.

TREASUREY REPORT:

See attached.

Meeting was adjourned at 5:10 p.m.