

The Terraces At North Pointe
Homeowners Association

BOARD MEETING
December 2nd, 2007

MINUTES

MEETING PARTICIPANTS:

The meeting on Dec. 2nd at Josh Taylor's house had a very significant turnout and a large number of topics were discussed, with a lot of contributions coming from those in attendance. Initial topics of discussion:

1. Arrearage case - something positive needs to be done. October 5th letter to the party in arrears had not been positively responded to, and there was an offer to contact our attorney to seek legal action. Josh Taylor noted that a check for \$150 had been given to him, but that still left the party still about 800 dollars behind what was owed. There was mention of a promise to pay \$50 per week until the balance was reduced to zero. Consensus was to give the party two weeks to make another payment, and to take legal action if there was no commitment. Others behind in their dues will be called, written, or spoken to in an attempt to get much-needed funding for the upcoming projects.
2. Interest in getting new near ground-level lighting for the Terraces sign on Croton. Types of lighting were discussed, and the possible use of LED lights for this purpose was proposed. LEDs would reduce our electric bill for lighting of the sign and pay back their added cost during their lifetime.
3. Continued presence of a commercial vehicle in the neighborhood - would be "gone by Monday" was stated.
4. Ponds - Marcos Sola-Cruz has the details on the bids received previously. We are hoping to do the work in the dry season (winter months or March of 2008). Josh Taylor said he would try to find out the prospects for getting grant money from the St. Johns Water Management organization. It was noted the temporary fix taken last spring had been effective at reducing the overflow into Regina Court during heavy rains. Pond work will eat into saving account balance severely, reducing our ability to replace fences should there be any hurricane damage next wet season. The drain to Parkway is too high for the ponds, and we will likely have to dig out and change the pipe height to improve drainage and reduce silt accumulation in the ponds.
5. Trees along Parkway Drive are growing over the street and are often hit by tall trucks using the roadway, prompting need to perform trimming. Also, palm trees at corner of Parkway and Croton need to be trimmed or removed for future sign and to avoid overhead power lines. Christmas palms, with max height of about 12 feet, were suggested by more than one homeowner. Josh Taylor bid \$1450 for the work discussed. It was agreed that we should get 2-3 more bids. Marcos Sola-Cruz volunteered to get these bids. Other firms mentioned as possible bidders were

Josh Taylor - President Jeremy Jensen - Vice President
James Eriksen - Treasurer Donna Eriksen - Secretary

Arbortech, K&R Services, and Brown's Tree Service.

6. New homeowners Sam and Renate Chaidez mentioned they did not have a copy of the Terraces covenants, and Phil Read offered to get them a copy.

The meeting closed after about an hour and fifteen minutes.

Donna Eriksen

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James Eriksen – Treasurer Donna Eriksen - Secretary