

MINUTES OF THE TERRACES HOA MEETING OF 24 FEBRUARY 2008

The meeting was commenced at 4:05 PM on Ottawa Court with HOA President Josh Taylor presiding. Homeowners representing 15 of 51 homes were in attendance. The agenda for the meeting was to include the following topics of discussion:

- 1) Old Business – Back dues and resolution of liens, dues paid, pond work
- 2) New business – Landscaping project including budget/donations and need for volunteers
- 3) Problems – Commercial vehicles on streets, boats, RVs and trailers in driveways, grass and ant problems.

The treasurer gave his report, in which it was stated that the HOA had \$9355.51 in total assets as of February 24th. Key expenses incurred during 2008 were itemized and discussed along with unpaid dues and overpayment of dues. It was reported that homeowners with unpaid dues had been making payments to the association and the only outstanding dues at this time were from unoccupied homes in the neighborhood. Discussion of planned pond work was deferred until the new business discussion.

Mr. Taylor moved on to new business, in which a plan for re-landscaping of the entranceways at Croton and Parkway would be thoroughly discussed with contributions from all in attendance. Mr. Taylor passed around a sketch of his plan for the proposed work, showed his proposed alternative budgets for the work (roughly \$2000), and showed samples of plants that he suggested be used. Response to the plan was favorable, and a vote to proceed approved the work, contingent upon the ability to get volunteers so as to save labor expenses. There were six volunteers for performing this work on the 14th and 15th of March – Josh Taylor, Phil Read, Gary Holscher, Jim Eriksen, Karen Ballard, and Greg Thein. It was noted that the concrete curbing borders would be done on the Monday following the completion of the work.

Donna Eriksen suggested that an article be placed in the next HOA newsletter inviting neighborhood women to start a Girls Night Out social event to promote new friendships within the neighborhood.

Mr. Taylor mentioned that he would be participating in the Homeowners Expo in Cocoa on Feb. 29th – March 2nd.

Discussion moved to the pond work that we have tentatively scheduled for the spring. Marcos Sola-Cruz had taken the lead on this project last year but was not in attendance to provide any updated information. The treasurer pointed out that at a projected cost of \$6000 or more, there might not be enough total assets to cover the costs of recurring expenses, landscaping work and pond work prior to the receipt of new dues payments this spring. It was agreed to defer the pond work until after dues are in and assets are clearly able to cover recurring and special expenses.

Brief discussion of the problem of unauthorized vehicles on the streets basically urged all homeowners to be aware of and to comply with HOA covenants dealing with this subject, and to advise Board members of any problems that are ongoing with neighbors who do not comply.

The meeting was moved and seconded and voted on to be closed, and the meeting was adjourned.