

The Terraces At North Pointe
Homeowners Association

BOARD MEETING
November 9th, 2008 – 12:00 Noon

MINUTES

MEETING PARTICIPANTS:

Board Members

All Board members were present.

Homeowners

Homeowners were present

Remarks by the President:

Our president, Josh Taylor, reviewed the work done during the year. This included the following:

- ***Cleanup of the ponds and the restoration of the pond banks:*** This work was performed by a contractor with good results. The debris that was in the ponds was removed, the ponds are well landscaped and the flow of rainwater to the outside of the development has improved. There appears to be an accumulation of rain water on the corner of Calgary Street. This will be reviewed to see if there is any problem with the storm sewer drainage pipes.
- ***Thanks:*** The President thanked the outgoing board for their work during the year. He also thanked the volunteers who worked on the projects that were undertaken. These included the straightening of the fence posts that were leaning and the restoration and upgrading of the signs at the two entrances.
- ***Other Remarks:***
 - ***Additional Sign at the Intersection of Croton and Parkway:*** The President remarked on the desirability on adding an additional Terraces community sign at the intersection of Croton and Parkway. It was not possible to undertake that project during the current year due to the lack of funds.
 - ***Repair of Bank on The East Pond:*** Some small part of the East Pond banks have collapsed and will have to be restored. This work will have to await the dry season, since the ponds are now full. This would make it difficult to perform any of this work at present. It is believed that this can be repaired by some volunteers from the community.
 - ***Blocking of Right-of-Way:*** There is a problem with the blocking of the right-of-way, particularly over extended periods of time, during which vehicles extend from the driveways and into the right of way. Homeowners should exercise care in avoiding this situation by keeping their vehicles on their driveways. Sidewalks must be open for use by pedestrians.

Treasurer's Report:

The Treasurer, Jim Eriksen, presented his report, which is summarized in the following:

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

- The Terraces Homeowners Association (HOA) is in a stable financial condition at present. Its total assets contained in the checking and savings accounts amount to 4095.38 at the time of the meeting.
- There are no homeowners in arrears.
- Fall dues payments are in progress. There are only 16 homeowners with pending payments for the current billing cycle
- All bills that have been received have been paid. The primary expenses of the HOA are periodic invoices from FPL, annual liability insurance, treatment of retention ponds, maintenance of common grounds (Dan's Lawn Service and Expert Pest Control) and payments to Roberts Irrigation for sprinkler system maintenance. In addition, this year, we have had tree trimming and fence repair expenses and entrance sign upgrade expenses. A major expense this year was the retention pond dredging and landscaping (\$6000).
- Yearly expenses are budgeted at \$8475 against expected collections of \$10,103. The balance of the estimated income minus expenses will be applied to the depreciation of assets.
- A PC-based database has been compiled on homeowners within our neighborhood to help track payment of dues. All homeowners are respectfully requested to provide their email addresses to facilitate communication. Please send to jim_in_melbourne@yahoo.com.

Discussion of Other Issues:

Thanks to the Outgoing President: Casey Holscher expressed her thanks to the outgoing president for the visible results of the work undertaken by him and by the board to improve the neighborhood, which include the fence improvements, the restoration of the ponds, the upgrade of the signs and the trimming of the trees. Everyone was in agreement with her statement.

Election of Officers:

The election of officers has taken place with the following results:

- Josh Taylor was reelected as President.
- Jeremy Jensen was reelected as Vice President.
- Sharon Weiss was elected as Treasurer
- Marcos Sola Cruz was elected as Secretary.

Designation of Block Captains

The following persons volunteered for the job and were designated as block captains:

- Donald Ringled – for Calgary Street
- Bonnie Oberg – Ottawa Court (plus 1875 Halifax)
- Phillip Read – Winnipeg Court
- Paula Shoup – Regina (plus 1981 Halifax)

Following the formal proceedings, food was served and the meeting was adjourned.

Marcos A. Sola Cruz
Secretary

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