

Minutes of The Terraces HOA Board Meeting November 3, 2016

Present at the Board Meeting: Jim Eriksen, Marcos Sola-Cruz, Cindy Snook, Gregory and Adriana Seaman, Eric Clark and Lynn Kimmel

Jim Eriksen, President, called the meeting to order at 7:09 p.m.

Lynn Kimmel, Recording Secretary read the minutes of the last board meeting (May 17, 2016).

Cindy Snook, Treasurer, gave a brief report of the funds in our Wells Fargo accounts as follows: Business Checking Account has a balance of \$19,215.92 and the Money Market Saving Account has a balance of \$2,277.07 for a total of \$21,492.99 (as of today 11/3/2016).

On October 4th, Cindy was served with a Notice of Foreclosure (2:50 pm.) on the property located at 3199 Calgary (the property with the new lawn). There are no outstanding bills regarding this property.

Cindy reported that Sean Cooper refuses to pay his dues (3171 Calgary). Says the Covenants have expired, but this not the case. He is the only resident who has not paid his HOA dues. She also reported that the Ralph Miller bills now are being sent via email so they get paid as soon as they come to her.

Marcus Sola-Cruz, Vice President, had nothing of significance to report.

The following issues were discussed:

- The house located at 3210 Calgary was send a letter regarding the condition of the lawn and the lack of care being paid to the lawn. Another house in the neighborhood has let the grass grow to the edge of the sidewalk.
- Marcos Sola-Cruz raised the issue regarding the storm debris that is being collected at various parts of the neighborhood. We would like to get a work party of residents to help clear some of the debris and stack it on the piles at various places in the neighborhood. It was suggested that we call the city to find out when we might expect the debris to be picked up. If it is going to take a long time, it might be necessary for us to get some estimates to have the debris removed. It was decided that we would not get any bids for removal of the debris now.
- Gregory Seaman brought up the subject of maybe needing to have the trench at the east end of the Parkway pond lowered to improve drainage. Discussion followed about the fact that the pond did not empty properly during the hurricane. Marcus said he may have the name of a contact person to call to discuss this matter. It was suggested that a letter be written to the city explaining the situation regarding the pond. Marcus said he would handle this issue.

- Lynn will send out an email requesting any neighbors who can help with trimming some of the low hanging branches on the trees on Croton and on Parkway. If I send the emails to the Block Captains, they can help me to get the most up-to-date emails for the residents.
- Dan Weatherby, Marcos Sola-Cruz and Jim Eriksen spent a lot of time going over the Covenants and updating them. Jim sent off the revised Covenants to the State and received a certified letter saying that they had been approved. When Jim went to file the revised Covenants with the Clerk of the Court, the Clerk would not accept a notarized copy of the Covenants. The State is sending another original of the Revised Covenants so that Jim can have them filed with the Clerk of the Court. Lynn will hold on to the Letter from the Department of Economic Opportunity in the HOA files.
- RE Roberts Irrigation – we continue to have a problem with the irrigation pump. It overheats and needs a Hotstop that will keep the pump from overheating and shutting down. Everyone present at the meeting agreed that we should go ahead and add this Hotstop to the irrigation pump.
- Lynn will call the city to let them know that the street light at the corner of Parkway and Croton has burned out. It is dangerous for pedestrians at night with the light out. Also, people in cars are not paying attention to the crosswalk signs which makes walking unsafe as well. They drive right around pedestrians as they are crossing using the crossing lights.

Jim asked if there was any other business to discuss and when there was not new business to discuss, the meeting adjourned at 7:55 p.m. No date was set yet for the next HOA meeting. When we determine a date, Lynn will post signs and notify the residents via email.

Respectfully submitted,

Lynn Kimmel
November 4, 2016