

Minutes of The Terraces HOA Board Meeting
September 27, 2017

Present at the Board Meeting: Jim Eriksen, Marcos Sola-Cruz, Adrian and Gregory Seaman, Andrew and Susan Cameron and Lynn Kimmel.

Jim Eriksen, President, called the meeting to order at 7:01 p.m.

Lynn Kimmel, Recording Secretary read the minutes of the last board meeting.

Cindy Snook was not feeling well so Jim Eriksen gave the following financial report:

Wells Fargo Checking Account Balance	\$22,904.66
Wells Fargo Savings Account	<u>\$ 2,277.63</u>
Total	<u>\$25,182.29</u>

All homeowners but three have paid their annual dues. Home located at 3150 Ottawa has unpaid dues--late fee and Estoppel fee paid but title company did not prorate the dues. 3199 Calgary and 3171 Calgary dues have not been paid.

Marcus Sola-Cruz, Vice President and Architectural Committee Chairman, reported that he did an assessment of the damage and repairs needed to the fencing and grounds following hurricane Matthew. Repairs are needed in some places and replacement is needed in other places. There is lots of debris all around the neighborhood. We will try to get some neighborhood volunteers to do the cleanup. Maybe we will need to send out a notice to try and get some help. I will ask my daughter's boyfriend if he will help us with the use of his trailer to haul off some of the debris.

The following issues were discussed:

- There are still lawns in the neighborhood that look really bad. Jim contacted City Code Compliance about what kind of recourse we might have and they said to leave them alone—the issue was now in the Compliance folks hands.
- Some discussion followed about what to do about the Chase Bell situation. It was decided that another letter would be sent to him. If that does not work, we might try consulting an attorney to make sure we are within our rights to try to resolve the lawn issue and perhaps contact the Family Advocacy Center at Patrick Air Force Base or maybe his commanding officer regarding the lack of lawn maintenance issue.
- We decided to try to have the election of officers on December 10th. We need to find some candidates who are willing to run for the offices of President and Vice President. Jim Eriksen and Marcos Sola would like to step down after many years of service.

- Discussion followed regarding the suitability of using the dues money for repairing the damaged fencing. Robert Hendrickson will take care of replacing fence posts on the Croton/Parkway fence. Jim Eriksen and Marcos Sola-Cruz will meet Sept. 28th at 9:30 a.m. to get materials for fence repairs.
- It was suggested that we get as many residents as possible to call the city regarding repairing the road bump at Halifax and Croton. The City of Melbourne office dealing with pot holes, drainage, flooding, etc. issues is 321-608-5300.

New Business:

New neighbors, Andrew and Susan Cameron, asked if there are any restrictions regarding the type of mailbox and or posts that are used in the neighborhood and there are no restrictions. They also wanted to know if there were any restrictions for having a yard sale and there are no restrictions. Lastly, they wanted to know if there were any restrictions on breeds of pets and there are no restrictions on breeds--only restriction is that you can have up to three dogs.

The last subject discussed was about checking with Cindy Snook to see if she could be available for a meeting sometime in early November for an H.O.A. Meeting before the December 10th election. Since there was no further new business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Lynn Kimmel
September 28, 2017