

Minutes of The Terraces HOA Board Meeting

March 26, 2018

Present at the Board Meeting: Jim Eriksen, Marcos Sola-Cruz, Robert Bonaiuto, Paula Shoup, Chase Bell, Eric Clark, President and Lynn Kimmel, Secretary. Absent from the meeting were Cindy Snook, Treasurer, due to her flight schedule and Karen Bacon, Vice President, due to a family emergency.

Eric Clark, called the meeting to order at 4:31 p.m.

Lynn Kimmel read the minutes of the January 6, 2018 meeting and gave the following Treasurer's report based on the February Wells Fargo statement.

Wells Fargo Checking Account Balance	\$18,048.27
Wells Fargo Savings Account	<u>\$ 2,277.97</u>
Total	<u>\$20,326.24</u>

The following issues were discussed during today's meeting.

- Karen Bacon got two estimates for pressure washing the exterior fencing for the perimeter of the development. One estimate was for \$1,500 and the other estimate was for \$1,800. Some discussion followed about the need to pressure wash the fencing before repairs were made to stabilize the fence. Once the fence is washed, it requires on-going maintenance to keep it looking nice and to prevent it from deteriorating further. It was suggested that we wait on pressure washing the fence until repairs were made. Replacing the fence is very costly and we just don't have the funds to replace it. A suggestion was made to get a group of residents together to look at the common area fencing to decide how the fence might be repaired to make it more secure and stable.
- Jim Eriksen had given me a flyer regarding the City of Melbourne LIVING CLEAN GREEN & BLUE event that is to be held on April 7, 2018. The city-wide clean-up event needs volunteers for the "Trash Bash". Event time is 8 a.m. until noon; all supplies, snacks and water will be provided to the volunteers; site check-in locations are as follows:
 - Ascension Catholic Church, Carver Park, Harry Goode's Outdoor shop (kayakers welcome), Joe Davis Community Center, Lipscomb Community Center, Palm Bay High School, Paradise Beach and Rockwell Collins. Free T-shirts will be provided to volunteers who register. To register, email Jennifer Wilster at Jennifer.wilster@mlbfl.org or call 321-608-5080.
- In the future, we will try to schedule HOA meetings when the maximum number of residents will be able to attend, preferably on weekends or evenings during the week.

- A suggestion was made about sending a letter to residents whose properties had foliage that was overgrown close to the fence that would impede any repairs that might be necessary to be made to the fence.
- A discussion about the possibility of raising the annual HOA dues took place. In order to raise dues, all board members must be present, and only two board members were present at today's meeting. This matter will be considered soon.
 - It was suggested that we defer handing out dues notices until further discussion regarding the possibility of raising the dues amount.
- Regarding the bump in the road from Halifax Avenue turning onto Croton, the number to call the county is under Road and Bridge Maintenance in the Public Works Dept. and that number is 321-255-4310. The City handles Halifax St. issues and the County handles Croton Road issues. The City of Melbourne main number is 321-608-7000. Their website is: www.melbourneflorida.org. The Streets and Storm Water Management Superintendent is responsible for "planning, directing, and coordinating division activities in the construction, repair and maintenance of public roads and projects".
- Bob Bonaiuto requested that he be added to the Architectural Committee and there was no objection to him serving on this committee.
- Chase Bell said that he is having a new roof put on his house soon and he will fill out a form to be submitted to the Architectural Committee. He is working hard to finish his new fence and to put down sod on his lawn to improve the condition of his property. He is planning to sell his house possibly this summer.

Eric Clark asked if there was any new business.

Some discussion followed about whether we have any guidelines on prospective renters in the neighborhood. It has been observed that there are some potential undesirable people who might be moving into the neighborhood and a question was asked about whether background and credit checks are permitted.

Action Item: Jim Eriksen is currently receiving the bank statements and he went to Wells Fargo to see if he could get the address changed, but Cindy Snook, Treasurer, will need to go to the bank to make the address change.

Action Item: Lynn provided Eric Clark with the list of residents in the neighborhood. Lynn gave Eric the list at the end of the board meeting. Lynn also gave Chase Bell a copy of the Covenants.

The last **Action Item** was to have Jim Eriksen removed as the contact person as Registered Agent for the Homeowners Association. We pay an annual fee of \$61.25 for a Registered Agent and he would like his name removed and someone else's name put in his place.

For anyone who needs to get forms from the website, our neighborhood website is as follows:
www.terraces-northpoint.com

Since there was no further new business, the meeting was adjourned at 5:35 p.m.

Respectfully submitted,

Lynn Kimmel
March 27, 2018