

Minutes of The Terraces ZOOM HOA Meeting September 12, 2020

Present at the Board Meeting were Eric Clark, Cindy Woodbrey, Bob Bonaiuto, and Lynn Kimmel.

Eric Clark called the meeting to order at 10:03 a.m. Lynn read the Minutes of the meeting from July 11, 2020. A motion was made and seconded to accept the minutes as read.

Cindy gave the following report on balances in our Checking and Business Savings Accounts: \$28,949.38 in checking and \$2,279.48 in the business savings account for a total of \$31,228.86. Only two families have still not paid their 2020 dues and there are five families who have not paid their assessment fees--Cindy will send a reminder letter to these people.

Architectural Committee Report – Bob reported that there were no new requests for work to be done by homeowners. The city is working on replacing streetlight bulbs. Eric called the city and got them to fill various potholes around the development along with replacing broken or damaged sidewalks.

Old Business:

- Eric reported that Viking Fence is waiting for the work permit to be issued so the fence replacement project can begin. It may be a week or more before the project will finally start. Eric will advise people a couple days in advance when their fence is to be replaced so everyone is prepared for the workmen to be on their property.
- Viking wants to put a dumpster on the street to hold the debris from the fence project. Lynn stated that they can put the dumpster on the street at the front of her property being sure to leave enough room for residents to get by safely.
- Discussion followed regarding late fees on dues and on the assessment fee. After some discussion, the Board decided that we needed to enforce the 12% annual late fee (as stated in the Covenants) on both the HOA dues and on any assessments levied on residents. Cindy will send out a letter notifying those residents who still have not paid the assessment fee including the 12% late fee.

New Business:

- Eric raised a question about the degree of oversight for properties in the development. Discussion followed and it was decided that the sign that is crooked on Ottawa St. at the entrance will be removed. Bob suggested that he walk around the property once a month to look and see if there were any overt violations like boats parked too long in the driveway, unregistered autos in driveways, dirty sidewalks, or grass growing in cracks of the sidewalks or streets. He will report his findings to the Board, and they will decide if the violation requires further attention or not. A motion was made and seconded regarding doing an assessment of violations in the neighborhood about every two months, not every month.

- In the future, Eric would like to earmark a portion of the HOA dues to be put directly into the Savings account so that if a large capital expenditure arises, we would have the funds available to cover any expenses. More discussion is to follow at the next Board meeting.
- The Board discussed cutting down three palm trees at the development entrances that are too close to the fence. It was suggested that these palms be replaced with a different kind of fast-growing palm tree. The Board agreed that these trees/the sign should be removed.

The next HOA Board Meeting will be held on November 14, 2020 at 10 a.m. via ZOOM.

Since there was no further business to discuss, a motion to adjourn was made and seconded and the meeting was adjourned at 10:55 a.m.

Respectfully submitted:

Lynn Kimmel
September 12, 2020