

# Meeting Minutes

## Friday, December 14<sup>th</sup>, 2007

Falcon's Lea Patio HOA  
14950 Norfolk Lane  
Davie, Florida 33331  
[www.falconsleapatio.com](http://www.falconsleapatio.com)

Location:

Ivanhoe Community Center

Board Members Present:

President: Jeff Sanford

Secretary: Heather Skinkis

Treasurer: Christine Buckley

Meeting called to order at 7:45pm by Jeff Sanford.

Jeff Sanford – President:

- Discussed remodeling the pool area during the winter months
- Discussed the Vote on the amendments:
  - Proposed amendment to provide the Board of Directors with Authority to Fine and Fining Procedures: This amendment would allow for the Board to Fine those homeowners that are not maintaining their Lots. The time frame to take corrective action would depend on the violation cited. For example: A homeowner that is in violation of maintaining their lawn would have 7 days to correct the violation before a fine process would begin. A homeowner that is in violation of maintaining their home would have 30 days to correct before a fine process would begin. Propose amount of the fine is \$25 per day not to exceed \$500. If the Lot Owner fails to comply, the next step would go into affect at the discretion of the Board.
  - Vote to authorize rollover of surplus funds, if any, from the 2007 Fiscal Year to be applied to the 2008 Budget.
  - Proposed amendments were unable to be voted on due to the fact that there were not enough proxy/ballets submitted and no enough homeowners in attendance at the annual meeting. The Board will go Lot to Lot to obtain enough proxy/ballets to have an official quorum. However, the proposed Fine Amendments will be amended to include the fine fee of \$25 per day not to exceed \$500.
- Starting in January 2008, the Falcon's Lea Patio Homeowner's Meeting will be held on Wednesday the 3<sup>rd</sup> week of the month.

- Projected that the Falcon's Lea Patio Homeowner's Association Fee for Fiscal Year 2008 will remain \$350.

**Christine Buckley – Treasurer:**

- Account Balances –
  - Checking - \$5085.11
  - Money Market - \$ 31,269.50
  - Reserve Acct. - \$17,553.61
  - Total - \$53,908.22
- Assessment Collections:
  - Through November 2007 - \$51,385 of the \$54,950 Total
  - Currently 149 of the 157 homes have paid
- Bills to be Paid –
  - FPL - \$216.81 – electric for pool pump and cabana/pool house
  - City of Sunrise - \$60.04 – water bills
  - JRS Lawn - \$600 – November – 3 cuts
  - Becker & Poliakoff - \$1,373.50 – Recording of Claim of Liens
  - Weston Pool - \$540.00 – November & December Monthly Service
  - Dal's Sprinkler - \$381.60 – Irrigation repairs for November 2007
- Projected Year End Budget
  - Total projected revenue - \$118,978.61
  - Total projected expenses - \$93,542.34
  - Proposed roll over - \$25,436.27

**Heather Skinkis – Secretary:**

- Discussed 3 requests from Lot Owners for approval.

**Homeowner's Concerns:**

- Properties not being maintained within the community.
- Vehicles parking in the streets – You must contact the Police Department. The Board is unable to assist you in this matter.
- Lamp posts not being lit.
- Lawns not having grass.
- Commercial vehicles parked at resident.

**Requests:**

15151 Norfolk Lane – Approved on December 14<sup>th</sup>, 2007, Installation of Gulf Coast Clay Tile, Style: Mediterra, Color: 3601

**6221 Plymouth Lane – Approved on December 14<sup>th</sup>, 2007 – Installation of a 6’  
Wooden Shadow Box Fence with additional 2’ uninstructed view.**

**6210 Falcon’s Lea Drive – Approved on December 14<sup>th</sup>, 2007 – Installation of  
Entegra Tile, Style: Bella High “S”, Color: Canyon Clay**

**Meeting adjourned at 9:15pm.**

**Next meeting: Wednesday, January 16<sup>th</sup>, 2007, at the Ivanhoe Community Center at  
7:30PM.**

**Respectfully Submitted,  
Heather Skinkis, Secretary**