**Meeting Minutes**

**Wednesday, December 17th, 2014**

**Falcon’s Lea Patio HOA**

**14950 Norfolk Lane**

**Davie, Florida 33331**

**www.falconsleapatio.com**

***Location*:**

**Ivanhoe Community Center**

***Board Members Present*:**

**President:  Jeff Sanford**

**Vice President:  Robin Burfeindt**

**Secretary:  Heather Skinkis**

**Treasurer:  Kelley Poole**

**Meeting called to order at 7:30pm by Kelley Poole.**

***Kelley Poole- Treasurer:***

**Provided the secretary with the Affidavit of Mailing or Hand Delivering of Notice to Lot Owners.  Annual Meeting Notices were hand delivered to each homeowner by the treasurer.**

**If anyone is interested in becoming a board member for 2014, please let the board know. There is currently one vacant position on the board.**

**Discussed the budget for 2014 and the “proposed” budget for 2015.**

**Special Projects: Upgrading the community pool to a salt chlorination system and the board will be working on renewing the Marketable Record Titles Act (MRTA):**

In 1963, the Florida Legislature adopted the Marketable Record Titles Act (AMRTA@).   Under  MRTA, old claims or interests in land are extinguished if not specifically claimed or reserved within a specific thirty (30) year window.  The Florida courts have applied MRTA to recorded use restrictions, such as a Declaration of Covenants and Restrictions for a homeowners= association which are more than thirty (30) years old, and have declared them void and unenforceable.

In 1997, the Florida Legislature amended MRTA to specifically affordhomeowners associations a method of preserving their covenants and restrictions.  This method was further amended in 2003 and again in 2010.  A homeowners= association can preserve its covenants and restrictions for an additional thirty (30) years by recording a notice in accordance with the provisions of Sections 712.05 and 712.06, Florida Statutes.  The required notice may be filed by a homeowners= association only if the preservation of the covenants or restrictions is approved by at least two-thirds (2/3rds) of the members of the Board of Directors.

**This would also be the perfect time to update and add to our community bylaws.  The board wants to hear from the homeowners on what they would like to see enforced within the bylaws. Here are a few suggestions:**

-       **No Feeding the ducks/livestock**

-       **Introduction of a fining system**

-       **Allowing sheds**

-       **Amending the bylaw for mowing the yard 2 a month opposed to only once a month**

-       **Not leaving out the garbage/garbage cans**

**Bills to be Paid –**

**None at this time**

***Heather Skinkis - Secretary:***

**The 2015 Falcon's Lea Patio HOA Board will remain the same:**

**President:  Jeff Sanford**

**Vice President: Robin Burfeindt**

**Treasurer:  Kelley Poole**

**Secretary:  Heather Skinkis**

**Director:  VACANT**

**Notices for 2015 Homeowner’s Association dues will be due on February 28, 2015.**

**Falcon's Lea Patio HOA Meetings for 2015 (3rd Wednesday of the Month) at 7:30pm at the Ivanhoe Community Center:**

**January 21st, 2015**

**February 18th, 2015**

**March 18th, 2015**

**April 15th, 2015**

**May 20th, 2015**

**June 17th, 2015**

**July 15th, 2015**

**August 18th, 2015**

**September 16th, 2015**

**October 21st, 2015**

**November 18th, 2015**

**December 16th, 2015**

***Requests:***

**None at this time.**

**Meeting adjourned at 9:00 pm.**

**Next meeting: Wednesday, January 21st, 2015, at the Ivanhoe Community Center at 7:30PM.**

**Respectfully Submitted,**

**Heather Skinkis, Secretary**