

Meeting Minutes

Friday, July 13th, 2007

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: Cynthia Machanic

Secretary: Heather Skinkis

Meeting called to order at 7:46pm by Jeff Sanford.

Jeff Sanford - President:

- Talked about working on the changes for the By-Laws.
- Contacted Waste Management about damage to the newly installed curbs within the community due to their vehicles.

Cynthia Machanic – Vice-President:

- E-Mail the HOA's attorney in regards to making changes to the By-Laws. The attorney needs page #'s and other pertinent information for what changes are to be amended within the By-Laws.

Heather Skinkis – Secretary:

- Spoke on behalf of Christine Buckley, treasurer:
 - Account Balances
 - Assessment Collection:
 - A total of \$47,735 has been collected in HOA dues.
 - Currently 145 of the 157 homes have paid (12 still unpaid with 1 still owing \$50 and 1 still owing \$200).
 - Final letters was sent to advise homeowners that they had through July 11th to pay.
 - Motion to send the unpaid residents information to attorney for collections/lend on property. Motion was approved by all present board members.
 - Bills to be paid:

- Heather Skinkis - \$77.72 - 3 pool pump keys, 3 smoke detectors & hose holder for the pool area and (100) Forever Stamps.
- FPL - \$240.04 – electric for pump and cabana/pool house
- City of Sunrise - \$246.66 – water bills
- Total Pool Concepts - \$70.00 – Returned check (#1003) fee & late payment fee (sent with letter in certified mail)
- Weston Pool Service - \$423.45 – July monthly service, stabilize & shock treatment
- Elite Screen Co. - \$5,002.50 – final payment of shade structure at pool
- R & P of Broward - \$2,175 – wall repair final payment – 6241 Manchester
- **Community Pool Information:**
 - Broward County Health Department closed pool due to no chlorine and no rules posted.
 - Issue with Total Pool Concepts – black algae, getting shut down only 2 days after they were at the pool and put in chlorine, chlorinator broken, professionalism, etc.
 - Sent certified letter to Total Pools to advise of equipment and invoice #7727
 - Hired new pool service company – Weston Pools – save on monthly service. Obtained two quotes (Weston Pools and Suburban Pools). 3rd quote was not obtained due to Total Pools Concepts quitting.
 - Weston Pools got the pool back to where it needs to be and has posted pool rules. We contacted the Broward County Health Department Inspector and she advised that we can re-open the pool and she will be coming out shortly for re-inspection.
 - Motion – Purchase chlorinator from Weston Pool in the amount of \$572.40. Motion was approved by all present board members.
- **Information from Councilmember Marlon Luis:**
 - Update on The Commons – It is currently at the county. Should be back to the council for a 2nd reading after the first of the year. It probably will have the same votes as the first reading (4:1) approving.
 - Update on Sound Barrier Wall – PD&E (Project Development & Environment) Study. The purpose is to relieve congestion from Miami-Dade (SR-826) to I-595 (approximately 22 miles of road). Possible addition of reversible/special use lanes, auxiliary lanes, roadside stations, etc.
 - Kick Off Meeting – Tuesday, September 18th, 2007, location of meetings SW Regional Library (West of Dykes Road & Sheridan Street on the right side of the street) :
 - Agency Meeting from 3-5PM
 - Public Meeting from 6-8PM

- www.i-75vision.com / (954) 777-2284 for more information on PD&E Study

Homeowner's Concerns:

- How long does it take to get an approval letter? Approval letters are sent out usually that evening or the next day. Provided that all pertinent information is in your request for home improvements:
 - Your information, Contractor's information, License & Insured information, description of improvement to property and any supporting documentation (photos, color swatches, land survey, etc.)
- Aquatic Weeds are rapidly growing behind the lakeside homes of Portsmouth Lane. One resident has already contacted Mr. Robert Franklin and will be out to treat the aquatic weeds in 4 to 6 weeks. Homeowner will contact Mr. Franklin if this is not completed within the time frame specified.
- Falcon's Lea Drive is experiencing some trash cans being full of landscaping debris from landscaping companies, other than the one contracted by Falcon's Lea Patio HOA.
- How does one obtain a pool key? You need to contact the HOA and request one. However, there is a fee associated for obtaining a new pool key.

Requests:

6210 Falcon's Lea Drive – Approved for the installation of Monier Life Tile, Style: Espana, Color: Mission Sunset

Meeting adjourned at 8:44pm.

Next meeting: Friday, August 10th, 2007, at the Ivanhoe Community Center at 7:30PM.

**Respectfully Submitted,
Heather Skinkis, Secretary**