

# Meeting Minutes

## Friday, June 15<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

Vice-President: Cynthia Machanic

Secretary: Heather Skinkis

Treasurer: Christine Buckley

Meeting called to order at 7:39pm by Jeff Sanford.

### Jeff Sanford - President:

- The HOA needs ideas for changing the By Laws:
  - Roofs – Metal, tile and no shingle type roofs
  - Driveways – Stamp Concrete, pavers or asphalt
  - Developing a penalty/fine system
  - The HOA has hired an attorney to represent the HOA
    - Board members will meeting the attorney prior to the Homeowners
    - Discuss with the attorney the correct procedures to change the By Laws and what can the HOA do to facilitate this procedure. Not sure of how long it will take to get the new By Laws into effect.
  - Inquired if anyone took the pool permit off the pool board.
  - Indicated that permits are taking a long time to get.
  - Everyone seems to like the new shade cover at the pool. This shade helps with the heat.
  - The next project will be the pool deck. When the Board has come to agree with the pool deck, the pool will be closed for about a week to complete. Not sure when this project will be completed. May wait until after the summer, when the pool is not being utilized as much. Once the pool deck is completed, looking to purchase some new chairs for the pool.
  - Currently obtaining quotes/estimates to pressure clean and paint the exterior wall.

- Informed the homeowners that the house on Durham Lane with the pitpulls, one pitpull was put down and the kid has been Baker Acted.
- Looking to suggest to Councilman Marlon Luis the possibility of the Town of Davie imposing that the Town of Davie require homeowners with pitbulls have additional insurance.
- If you should see the pitbull out, please contact the Davie Police Department.
- As for the house on Manchester Lane that feeds the birds, please contact the local health department.
- Any vehicles left at the pool overnight will be stickered and possibly towed at owner's expense.
- In the future looking to change the HOA's meeting to a day during the week.
- May need to request partitions to separate the rooms at the community center.
- Davie is cutting taxes
- Our community needs a have a new high school built due to overcrowding at Cypress Bay High School.
- Requests the homeowners get involve and participate in the landscaping around the pool.

**Cynthia Machanic – Vice-President:**

- Homeowners need to be involve in the process of changing the By Laws.
- This meeting should have included the suggested changes by the homeowners for the By Law.
- Volunteered to take the Lead on changing the By Laws.

**Christine Buckley – Treasurer:**

- Announced the current balances in the accounts. 135 out of 157 homeowners have paid their 2007 Homeowner's Association Dues. 22 homeowners still need to pay.
- Bills to be paid this month:
  - Christine Buckley - \$15.60 – 40 postage stamps
  - Heather Skinkis - \$24.90 – Address stamp for mailings
  - JD Electric - \$1,294.50 – Repair of pool lighting
  - Heather Skinkis - \$ 36.26 – Corporate Seal
  - City of Sunrise - \$92.83 – Water Bills (\$77.33, \$5.54 & \$9.96)
  - R & P of Broward - \$565.75 – Final payment for wall repair
  - Total Pool Concepts - \$150.00 – Bi-annual stabilizer
  - Broward County Health Dept. - \$200.00 – pool permit annual renewal
  - Heather Skinkis - \$43.21 – May's HOA Meeting refreshment
  - Note: Check # 1036 was voided due to amount error when writing check for Broward County

- Sent Marlon Luis an email in regards to the sound wall for the community. Awaiting response from Marlon Luis. He would like to meet with the Ivanhoe Homeowner's. Hoping to have meeting with Marlon Luis and Senator Debbie Wasserman on issues within our community.
- Lawyer does not suggest that the HOA accept partial payments for dues.
- Please spread the word about the Falcon's Lea Patio HOA website.

**Heather Skinkis – Secretary:**

- 2 re-roofs requests for approval:
  - APPROVED - 6220 Portsmouth Lane, Davie, Florida – Monier Tile, Vanguard Roll (Champagne Cream)
  - APPROVED - 15051 Durham Lane, Davie, Florida – Monier Tile, Vanguard Roll (Champagne Cream)
  - The Board cannot impose a wavier system for the homeowner to make improvements to their respective property due to the hurricanes. Any wavier system that is to be imposed is going to have to be approved by the homeowners.

**Homeowner's Concerns:**

- Contacted Williams Paving for estimates to do paving within community, if approved by the homeowners in By Laws. Awaiting response from Williams Paving.
- Requesting that if the Board receives a call from Marlon Luis, that the senior citizens request an electronic bingo board at the Ivanhoe Community Center. However, this electronic Bingo Board cost \$7,000 to \$8,000. As requested that Marlon Luis come out to talk about issues effecting the community.
- Wants the community to contact the DOT and complain about the noise from the highway.
- Thanked the Board for the quick turn around time on the approval letters.
- Overflow of the community pool.
- Wants the Board to spend some money on having the pool decking re-done nicely.
- Wanted to know what steps are we going to enforce on those homeowners that have not paid their 2007 Homeowners dues.
- Needs to have a waiver system in place due to those still trying to get home improves done due to the upcoming hurricane system, such as – roof waivers.

**Requests:**

**15051 Durham Lane – Approved Pasat Roofing, Inc. for the installation of Monier Life Tile, Vanguard Roll, Champagne Cream.**

**6220 Portsmouth Lane – Approved Austro Construction/Best Floridian Roofing for the installation of Monier Life Tile, Vanguard Roll, Champagne Cream.**

**Meeting adjourned at 8:47pm.**

**Next meeting: Friday, July 13<sup>th</sup>, 2007, at the Ivanhoe Community Center.**

**Respectfully Submitted,  
Heather Skinkis, Secretary**