

Meeting Minutes

Friday, May 11th, 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

Secretary: Heather Skinkis

Treasurer: Christine Buckley

Director: Ivan Alicea

Meeting called to order at 7:35pm by Jeff Sanford.

Jeff Sanford - President:

- Discussed changing the By-Laws for Falcon's Lea Patio and requested the input from the residence within the community.
- Discussed Broward Beautiful. A grant for homeowner associations that allows use of funds to improve the common areas within a development. The funds would have to be utilized in common areas that would not be restricted to the viewing public.
- Discussed implementing a Violation Fee on homeowners who do not maintain their property.

Ivan Alicea - Director:

- Nothing to add at this time.

Christine Buckley - Treasurer:

- Announced the current balances in the accounts.
- 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
- Expanded on Broward Beautiful Grant.

Heather Skinkis – Secretary:

- Discussed the 2” Overlay Process:
 - Seal Coating – Slurry mix of sealer, cold tar emulsion spread by broom on entire driveway (Black in color) – Drying time: 1 Full Day
 - Overlay – 2” of asphalt featured in over existing driveway – Curing time: 3 – 10 days
 - Patching – Hot asphalt, cut then spread in area in need of patching – Curing time 3-10 days.
- Homeowners can still submit names for the 2” Overlay to the driveways.
- Notices will be going out for those homeowners that have not paid their association dues in the amount of \$350.00. Homeowners will have 30 days to pay their dues.

Suggested Changes to the By-Laws:

- Multi color roofs, choices in colors
- Choices in types of roof materials – Metal, cement tile, i.e.
- Driveways choices – pavers, stamp concrete, asphalt
- Types and styles of fences allowed – Wood, PVC or chain link
- Inserting a No Pitbull’s clause
- Pole Lights need to be on every property & must be lit.

Homeowner’s Concerns:

- Trash is being left on the street for a week or so until Bulk Pickup.
- Obtaining quotes for multi homeowners to obtain: pavers, asphalt or stamp concrete.
- For Sale By Owners signs within the common areas of the development should not be allowed. Any signage on a Lot or Unit needs to be approved by the HOA.
- Lamp Post within the homeowners property need to be lit.
- Locking of the pool fence needs to be addressed.
- Notices to Homeowners to make improvement to their properties: Roof cleaning, house painting, driveway, lamp post, etc. Concerns over notices due to water restrictions.
- Inquire if Marlon Luis is available to discuss issues involving our community.

- **Pool has algae. Pool bathroom doors are broken.**
- **Make realtors aware of our Homeowner's By-Laws and hold realtors responsible.**

Requests:

15041 Norfolk Lane – Approved 911 Hurricane Control, Inc. for the installation of Hurricane Impact Windows and French Doors.

6200 Portsmouth Lane – Approved paint swatches for exterior house color: White, White Wisp (2137-70) and Sea Haze (2137-50) by Benjamin Moore.

6031 Manchester Lane – Approved roof tile in the color of Champagne Crème by Montier.

6050 Swinden Lane – Approved paint swatches for exterior house color: Canewood ECC-40-1P (Upper half of front, sides and back), Southwestern Sand ECC-40-2U (Fascia and Soffits) and Seasoned Acorn ECC-40-3A (Trim around garage door and front window, front trim on lower half of the home near ground)

Meeting adjourned at 8:51pm.

Next meeting: Friday, June 15th, 2007, at the Ivanhoe Community Center.

**Respectfully Submitted,
Heather Skinkis, Secretary**