

Meeting Minutes

Friday, November 09th, 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

Meeting called to order at 7:42pm by Jeff Sanford.

Jeff Sanford – President:

- Discussed remodeling the pool area during the winter months
- Discussed the request for clay roof tile

Christine Buckley – Treasurer:

- **Account Balances –**
 - **Checking - \$9,046.37**
 - **Money Market - \$ 31096.82**
 - **Reserve Acct. - \$17,495.04**
 - **Total - \$57,638.23**
- **Assessment Collections:**
 - **Through October 2007 - \$51,285 of the \$54,950 Total**
 - **Currently 148 of the 157 homes have paid**
 - **The attorney has completed the paperwork to file a lien against the 9 properties that have not paid nor contacted us.**
- **Bills to be Paid –**
 - **FPL - \$179.16 – electric for pool pump and cabana/pool house**
 - **City of Sunrise - \$384.44 – water bills**
 - **JRS Lawn - \$600 – October – 3 cuts**
 - **Becker & Poliakoff - \$2,620.25 – By Law Amendments & Liens**
 - **Weston Pool - \$270.00 – November Monthly Service**
 - **Nominating Committee – One board member who is the Chairman and at least two other residents not on the board. The Nominating Committee shall be appointed by the Board prior to each meeting and serve until the close of the annual meeting. The Committee shall**

make as many nominations for election. Nominations can be made from the floor at the annual meeting. Made a motion to nominate Heather as the Chairman of the Nominating Committee.

- Notice of the annual meeting must be mailed at least 15 days prior to the meeting. Proof of such mailing shall be given by affidavit of the person mailing the notice. Motioned for Heather & myself to mail all 157 notices and to make payment directly to US Postmaster for the postage.
- A quorum consist of persons entitle to cast one-third of the votes, which would be 52 Lot Owners.
- Votes can be casted in person or by proxy. Proxies must be mailed and filed with the Secretary prior to the meeting.
- We will be voting on a proposed resolution to authorize the Association to rollover any surplus from 2007 and apply it to the 2008 budget.
- Proposed amendment change – to grant the Board with authority to fine for violations. The other changes are not needed as we can adopt regulations regarding driveways, roofs, and fences and it does not need amendments to the Declaration or By-Laws
- Pool Resurfacing –
 - Pick date to schedule for re-surfacing
 - Motion to approve deck re-surfacing. Jeff suggested having the representative come out on a Saturday to pick colors & dates between Thanksgiving and Christmas.
- CIP / Projects to propose for 2008
- Renewal notice from the Town of Davie for the Community Center usage to hold the HOA Meetings for 2008. Town of Davie will be charging for use of the Community Center.

Heather Skinkis – Secretary:

- Had one request for roof tile.

Homeowner's Concerns:

- Properties not being maintained within the community.

Requests:

15151 Norfolk Lane – Pending roof tile choice

6101 Portsmouth Lane – Approved on November 09th, 2007, Paint swatches for house colors: Main – Totally Tan (SW 6115) and Trim – Vanillin (SW 6371)

6111 Swinden Lane – Approved for Stamp Concrete, Pattern –Random Stone

6320 Plymouth Lane – Send letter concerning property lawn

Meeting adjourned at 8:52pm.

Next meeting: Friday, December 14th, 2007, at the Ivanhoe Community Center at 7:30PM.

**Respectfully Submitted,
Heather Skinkis, Secretary**