

Meeting Minutes
Wednesday July 19, 2017

Falcons Lea Patio HOA
14950 Norfolk Ln
Davie, FL 33331
www.falconsleapatio.com

Location: Ivanhoe Community Center

Board Members Present:

President: Jeff Sanford

Vice President: Robin Burfeindt

Treasurer: Kelley Poole

Secretary: Kathleen Price

Meeting called to order by Kelley Poole at 7:35pm

Kelley Poole-Treasurer

Florida Power & Light	Cabana	\$ 221.68
	6091 W. Falcon's Lea Dr.	\$ 12.01
Sunrise Utility	14900 Stirling Rd	\$ 97.08
	14950 Norfolk Ln.	\$ 137.72
	6101 W. Falcon's Lea Dr	\$ 66.60
	6221 W. Falcon's Lea Dr.	\$ 239.32
Tree Works Management	June grass 3 cuts	\$ 600.00
Bill Klomburg Pools	July service	\$ 300.00
Becker & Polikoff	Reviewing documents, fence, 18% late fee, special assessments.	\$ 845.00
Michael Jimenez	Wedge, section caps, checked heater	\$ 100.00
Dot Electric		\$ 218.20

Discussion:

Lot 102 6380 Plymouth Ln. fence request declined. Will revisit after consulting lawyer about change issue.

Update trespassing affidavit/notarized at meeting

New signs need to be ordered/ no trespassing.

Traffic control agreement with city of Davie/ need to call engineer Lisa Bernstein (will shop around for other engineers also) to have survey done on the streets.

City of Sunrise/ notice for backflow prevention/ pool meter 307 33597

18 % late fee will be fined to any homeowner who is late paying FLP/HOA annual assessment.

Will paint pool deck during winter.

Estoppel request 6121 Portsmouth Ln. Suzanne Black, selling house, lawyer is handling account.

FPL letter- working on project in area to improve electric service. Upgrading/strengthening main power line serving our area. Work began March 2017 expected completion date March 2018. Hawks Bluff area to Stirling Rd. to Griffin Rd. Any questions concerning project call 1-800-693-3267. (M-F) (9am-5pm) refer to Imagination Storm Secure WR72155127.

Approvals:

New fence approved 15100 Norfolk Ln

Roof replacement by Pasat 6160 Portsmouth Ln

Updates:

Roof will be replaced next week Lot 13 on Manchester Ln

Violations corrected at 15040 Norfolk Ln debris removed, light post fixed, driveway sealed, roof pressure cleaned,

Brown garage door corrected, repainted white at 15050 Durham Ln.

Emergency Item

New Estoppel Bill passed and signed by the Governor, Effective July 2017

Resolution of Board of Directors of Falcon's Lea Patio Homeowner's Association, Inc

-Approval of form Estoppel Certificate and fee for preparation of estoppel certificate

This resolution for Estoppel request is an emergency item tonight so pending Estoppel request won't be delayed.

Further review will be discussed a next month meeting on August 16, 2017 that will review and ratify Estoppel Certificate.

Agenda for August 16, 2017 meeting will be discussing further the following new Estoppel Certificate fees.

*\$250.00 if the lot is not delinquent in any monies owed to the Association.

* An additional \$150.00 if delinquent monies are owed to the Association.

* An additional \$100.00 if the requestor asks for the estoppel certificate be prepared within 3 business days,

A request will not be deemed received by the Association until the fee is received by the Association or its designee. The Association shall have no obligation to respond to requests on an expedited basis, but may do so in its discretion.

Attorney's fees incurred by the Association in connection with delinquent lots, including but not limited to, attorney's fees to prepare "pay off letters" are not included in the above stated fee.

Meeting adjourned at 8:50pm

Next meeting August 16, 2017 at Ivanhoe Community Center at 7:30 pm

Respectfully submitted,
Kathleen Price, Secretary