

**Townhomes of Brevard HOA
Board of Directors Meeting
July 12, 2023
(June was cancelled)**

Minutes

1. Call to Order

The meeting was called to order at 6:10 pm.

2. Determination of Quorum

Quorum was established with 5/5 members present.

3. Approval of Minutes- Amy McKowen motioned to approve the minutes from May 10, 2023, 2nd by Donna Campbell and approved by all.

4. Report of Officers: None

- a. **Financials-**Rick Whitman from Fairway Management reported that the Operating balance was \$75,576.85 and the Reserve balance was \$86,338.37 for a total of \$159,915.22 on June 30, 2023
- b. **2024 Budget-**Rick Whitman presented the estimated 2024 Budget based on 15 and 20% increases in the 2023 and 2024 Insurance Premiums and 20% increase in utilities. These increases resulted in an approximate increase in the monthly assessment of \$100 to \$438. Rick will contact Assured Partners for a more accurate increase in the insurance premiums.

5. Old Business:

- a. **Declarations Revisions-**Donna Campbell has not heard anything from the attorney for the status of the proposed changes.
- b. **Coach Lanterns-**Rick Whitman indicated that he received the payment of \$130 from Unit 39 from Amy and has sent a certified letter to the owner of Unit 6 about the purchase of a new lantern.
- c. **Roof Reserves-**The Board members will look into the cost to purchase HO3 insurance coverage versus the annual cost to fund the roof replacement.

6. New Business:

- a. **Patios on Common Property-**After considerable discussion, Rick Whitman proposed amending the Declarations with language that will allow for patios on common property but clearly define the size and type of patio allowed. Rick will try and find similar language and send it to the board before the August meeting.
- b. **Meter Boxes-**Rick Whitman presented a proposal from Premier Electric to repair the meter boxes. Tami Redmond motioned to approve repairing the meter boxes at Units 156, 170 and 125 for a total of \$1,520, 2nd by Stacey Smith and approved by all.
- c. **Hedge Trimming-**Rick Whitman will contact Jeremy from Melbourne Landscaping to have the hedge trimming checked and trimmed more evenly.

Next Meeting-Wednesday, August 9, 2023, at 6pm at the carport

Adjournment-Motion to adjourn meeting at 7:30 pm, approved by all. Minutes prepared by Rick Whitman.