

FOREST GLEN HOMEOWNERS' ASSOCIATION

April 12, 2023

Bayside Lakes Clubhouse

1. **Call to Order:** The Meeting was called to order by Debbie Frazier at 6:30P.M. A quorum was established with 5 of 5 Directors present.
2. **Proof of Meeting Notice:** Notice was posted on Bulletin Board at entrance to Forest Glen.
3. **Reading/Waive Reading of Previous Minutes:** Jim Hughes motioned to approve the minutes and waive the reading-, Rich Fawcett 2nd all approved
4. **Committee Report:**
 - a. **ARC –** GiGi Belcher reported 2 applications were approved; 130 and 325 both for new roofs.
 - b. **Landscaping –** Debbie Frazier reported there have been no changes,
 - c. **POA-** Joy Simon reported the contract for the pool resurfacing was signed and tiles picked out- the resurface date is scheduled for the 2nd week of August when the kids go back to school. The roof repairs have begun and there will be a tarp on the roof as required by insurance until the repairs for the leak are completed.
 - d. **Fining- NO Report.**
5. **Management Report**

Financial Information-Joy reported The Operating Account balance at the end of March 2023 was \$ 51,638.04. The Reserve balance at the end of March was \$ 140,787.31 for a total of \$192,425.35(Operating and Reserves). The total past due amount at the end of March was \$5,139.95 which includes \$2,989 for home 192 that has been disbursed from the sale of the home from the attorney. The association was also reimbursed around \$5000 for attorney fees the association paid out during the foreclosure process.

Violation Review-none

6. Old Business

- a. **Shed guidelines-** Rich Fawcett sent new guidelines that covered what is required by the city of Palm Bay to the board as a suggestion to what the guidelines should be modified to reflect for Forest Glen. Fawcett believes the current guidelines makes it too costly for homeowners to actually be able to install a shed. Rich would like to put together a meeting with the community to get feedback on what the community things the shed guidelines should be. Rich Fawcett motioned to approve the guidelines he sent to the board, Jim Hughes 2nd the motion- during discussion Lana Jobes pointed out the correct process would be to modify the current guidelines in place by striking out what needs to be removed and adding the new language and then sending that to the board for review. Jim Hughes withdrew his 2nd and the motion was tabled. Rich withdrew his request for a meeting. Jim Hughes and Rich Fawcett are going to modify the existing guidelines for shed and send them to the board, and then they will be sent to the attorney for review.
- b. **Front entrance electric-** Premiere Electric submitted an estimate of \$170 to replace the photocell that went bad, labor and material included. The Board would like a formal estimate breaking down material and labor costs.

7. New Business:

- a. **277- late fee waiver request-** The homeowner attended the meeting and asked the board for a one time late fee removal, stated he forgot to change the amount on accident, but has been updated since. Rich Fawcett motioned to remove the late fee, Lana Jobes 2nd, all approved
- b. **ARC Fees-**
 1. 130BCC- Jim Hughes motioned to return the arc fee for 130, Rich Fawcett 2nd, John Belcher voted in Favor, Debbie Frazier and Lana Jobes voted no- motion passed 3-2.
 2. 325BCC- Jim Hughes motioned to return the arc fee for 325, Rich Fawcett 2nd, John Belcher voted in Favor, Debbie Frazier and Lana Jobes voted no- motion passed 3-2.
 3. Jim Hughes motioned to change the current ARC fee to \$0, Rich Fawcett 2nd, Lana Jobes brought up during discussion this needs to be run by the attorney because it was technically changing the documents, motioned was defeated. The board decided to first reach out the attorney to ask if the arc fee would be changed to reflect the current cost of processing the applications without changing the docs.

8. Open Discussion

Next meeting- May 17, 2023 at 6:30pm

Adjournment:

Being no further business before the Board Rich Fawcett motioned to adjourn, Lana Jobes 2nd, all approved, the meeting was 8:05 pm..

Minutes Prepared By:
Joy Simon- Fairway Management