

FOREST GLEN HOMEOWNERS' ASSOCIATION

May 10, 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:** Debbie Frazier motioned to approve the minutes and waive the reading-, Lana Jobes 2nd all approved
4. **Committee Report:**
 - a. **ARC –** GiGi Belcher reported 2 applications were approved; 177 for a 6ft fence and 224 for a new roof and garage door.
 1. 177- GG reported that the ARC Committee is asking the board to approve the height of 6ft for the fence. A letter was submitted to the board outlining the reasonings the homeowner is requesting the height be increased from 4ft to 6 ft. GG reported that per Article 3, Section 10 the ARC has the ability to change the type and style of fencing as long as there is a majority vote of the committee. GG reported fences are put into 3 categories of style: Privacy, functional, and decorative. Lana Jobes voices her opinion that she did not feel the docs were not stating the height was debatable but rather the gaps in the fencing. Rich Fawcett motioned to approve the 6 ft fence, Jim Hughes 2nd, John Belcher voted yes, Debbie Frazier and Lana Jobes voted no. Motion passed 3-2.
 2. GiGi Belcher presented the board a paper she had previously written on how to calculate the fencing setbacks that are required per the docs. She would like the letter to be added to the Forest Glen Website under arc information. Jim Hughes motioned to have the document added to the website, John Belcher 2nd, all approved.
 3. Jim Hughes motioned to refund the \$25 ARC Fee for 177, Rich Fawcett 2nd, John Belcher voted yes, Debbie Frazier and Lana Jobes voted no. Motioned passes 3-2.
 4. Jim Hughes motioned to refund the \$25 ARC Fee for 224, Rich Fawcett 2nd, John Belcher voted yes, Debbie Frazier and Lana Jobes voted no. Motioned passes 3-2
 5. Jim Hughes submitted documents on what he researched the definition of house plan to be as referenced in the CCR. Jim Hughes motioned to define the definition of house plans in the CCRs as what is needed to build the house, John Belcher 2nd, Rich Fawcett approved, Lana Jobes and Debbie Frazier voted no. Motion passes 3-2.
 6. Rich Fawcett motioned to waive the \$25 arc fee, motion was not 2nd.
 - b. **Landscaping –** The board ask Joy from fairway to follow up with Flawless to see when the shrubs that were approved for \$50 were going to be replaced.
 - c. **POA- No Report.**
 - d. **Fining- NO Report.**
 1. **110-** The home currently has a fine of \$1000 for weeds that have not been removed from the property, and a fine of \$280 for completing work with out an approved arc form. The board will discuss if a lien should be placed on the home for nonpayment.

5. Management Report

Financial Information-Joy reported the arc fee collected will not reflect in the financials', Fairway is not cashing the checks until after the board has decided if the fee would be refunded or not. The current account balances were not discussed.

Violation Review-none

6. Old Business

- a. **Shed guidelines-** Rich Fawcett withdrew his proposed guidelines.
- b. **\$25 ARC Fee-** A question was sent to the attorney after the April Board meeting to inquire if it was legal to change the arc fee to \$0 to reflect the actual cost of processing the applications, the attorney responded with the board would not be able to do so unless the CCRs were amended.

7. New Business:

- a. **278- late fee waiver request-** Lana Jobes motioned to deny waiving the late fee as the homeowner repeatedly has a balance on the account, Debbie Frazier 2nd, all approved.
- b. **Board Member running for 2023-24 Board –** Lana Jobes, Rich Fawcett, John Belcher, and Jim Hughes are all running again.
- c. **Letter sent to 157BCC-** John Belcher questioned the letter sent to 157 in reference to the steppingstones and landscaping curbing. The stones were removed, but the curbing was question if it was completely on the homeowner property. The board believes it is a homeowner issue and doesn't need action from the HOA or ARC Committee.

- d. **Website Update-** Diane Barrett reported there are 73 homeowners currently registered for the website. She would like the boards permission to pass out flyers to the homes currently not registered to see if they would be interested in signing up. The board agrees with the flyers going to homeowners not registered.
- e. **FPL Lights-** Debbie Frazier reported she is calling FPL continuously to get the lights repaired. The tickets created keep getting closed without the repairs being done.

8. Open Discussion

Next meeting- June 14, 2023 at 6:30pm- annual meeting

Adjournment:

Being no further business before the Board Debbie Frazier motioned to adjourn, Lana Jobes 2nd, all approved, the meeting was 8:20 pm..

Minutes Prepared By:

Joy Simon- Fairway Management