

**Townhomes of Brevard HOA
Board of Directors Meeting
August 10, 2022**

Minutes

1. Call to Order

The meeting was called to order at 6:00 pm.

2. Determination of Quorum

Quorum was established with 4/5 members present (Alberto Nobili was absent).

3. Approval of Minutes- Amy McKowen motioned to approve the minutes from July 13, 2022, 2nd by Joanne Minchak and approved by all.

4. Report of Officers: None

- a. **Management Report Financials-**Rick Whitman from Fairway Management reported that the Operating account had a balance of \$32,786.04 and the Reserves balance was \$126,737.18 for a total of \$159,523.22 as of July 31, 2022. Rick indicated that Unit 26 has not paid as of 2pm this afternoon. The Board agreed to wait until August 31, 2022, before sending this account to collections (Using a new attorney). Rick was asked to confirm the total insurance payment made for the 2021-2022 coverage.

5. Old Business:

- a. **Invasive Trees and Gutter Cleaning:** Rick Whitman will contact Jeremy to receive a status update and send his response to the Board since these projects have not been completed.
- b. **Declarations Revisions-**Donna Campbell will contact the attorney who filed the 2005 Amendments and determine if the attorney is liable for not acknowledging then hat the Declarations needed to be revitalized. The Board will then decide if a new attorney such as Arias Bosinger Law Firm is needed going forward. It was suggested that Donna contact the State for assistance with determining if the law firm is liable for the failure to notice the Declarations were out of date.
- c. **Rats-**The Board reported that there have not been any additional complaints since the July meeting.
- d. **Building 6 Trash Room-**The Board reported that the tenants in Units 39, 40 and 41 were putting the trash bins out each week and returning them to the trash room as requested in the letters that were sent out.
- e. **Trash Room Signs-**nothing being done with these for now.
- f. **Flashing Issues-**Rick Whitman reported that he was unable to find any invoices with reference to the units that had flashing replace when the roofs were replaced. The assumption is that Alberto was paid by the roofing vendor and not the association. Will have to wait until Alberto returns from Italy. Rick also reported that Terry from POPS was siliconing around the flashing at unit 46 but did not see any signs of water intrusion.

6. New Business

Next Meeting-Board Meeting on September 14, 2022, at 6pm

Adjournment-Motion to adjourn meeting at 6:58 pm, approved by all.

Minutes prepared by Rick Whitman.