

Indian River Farms
October 2018 Board Meeting Minutes

Meeting held directly after annual meeting

6:54 Board quorum met Those present: Diana Merciez, Sun Betancourt, Jim Smith, Don Darcy and Mike Bongiorno. Association Manager Jenn Copeland as well

6:55 Jenn noted that she did not receive the minutes from Tina Sudduth for the June or August board meetings despite several attempts to contact her.

Minutes from special meeting held in September by board to vote to cancel community day in light of hurricane Florence were submitted. Motion to waive the reading of minutes: Diana Merciez, Don Darcy 2nd

6:56 Motion to begin Homeowner Forum: Don Darcy, Diana Merciez 2nd

Homeowners were called on by the President to speak in 3 minute intervals.

- Topics included: *
- * Was their any intention of adding a walkway around the bmps.
 - * Will the board consider a new landscaping company as homeowners feel the current landscaper is not doing a sufficient job.
 - * Is the annual community day being rescheduled.
 - * Homeowner concerned the ARB committee was singling out homeowners who then received violation letters.
 - * Homeowner asked what the maintenance requirement is for city trees on private property. Homeowner asked if yards had to have a certain type of grass to be considered maintained.
 - * Homeowner asked if there would be a community yard sale in 2019.

Homeowners concerns and questions answered. Jenn will check with the city on tree maintenance.

7:08 Motion to close homeowner forum Diana Merciez, Jim Smith 2nd

7:08 Manager Reports:

Jenn Copeland noted that a CD matured 9/23/18 and was automatically rolled over.
Jenn will check on the new interest rate and maturity date.

Jenn introduced an updated Homeowner Complaint Form. This form will be added to the website as well as placed in the newsletter.

7:19 Committee Reports

ARB: Due to the resignation of 2 of the members, Rachelle and George, it was asked if anyone present wished to serve. It was noted that there were 3 open positions. These were filled by: Billy Tatem, Sharolyn Rancour, and Theresa Azzarillo. They will join current member Janet Wilms.

Jenn will send out letter to new members outlining description of ARB responsibilities. It was noted that the ARB committee members review applications and do a quarterly walk-thru of the common area. Jenn explained that neighborhood walk-thrus were not part of the ARB's responsibilities. ARB committee will advise Jenn and board who will be the point of contact.

Application from homeowner at 2525 Belmont Stakes Dr. was presented. Motion to approve by Don Darcy, Mike Bongiorno 2nd. Jenn will send letter to homeowner.

NEWSLETTER: Diana asked that any submissions be received by 10/19.

7:29 NEW BUSINESS: Budget for 2019 reviewed. Jenn advised board of shortfall based on expected rise in expenses. Jenn suggested that the board consider raising the dues moderately. After a brief board discussion, a motion by Don Darcy to okay the 2018 budget for 2019 was made with the dues remaining the same. Any shortfall will be replaced with funds currently held by the HOA. Mike Bongiorno 2nd. Passed unanimously. Jenn will prepare the budget mailing to all homeowners.

It was noted that the landscapers contract is up 12/31 and has a 30 day notice to replace.

Motion made by Diana Merciez to get bids to possibly replace All Things Green as our landscaper. Jim Smith, 2nd. Passed unanimously.

Jenn to request bids from 3 landscapers for the November 13 board meeting.

May 18, 2019 was set for a community yard sale. Theresa Azzarello volunteered to put ads on social media.

After board discussion on when and what to do for community day, it was motioned by Diana Merciez to hold it May 4, 2019. Jim Smith 2nd.

7:53 OLD BUSINESS: BMP: Jenn explained that letters would be going out to all homeowners who live on the BMPs. The letters are from the HOA attorney and advise homeowners that their interests are being represented by Inman and Strickler however they have the right to seek their own counsel if they choose. Jenn is following up to see if there is a deadline for homeowners to reply. A date was not given for when the letters will be mailed but Jenn expects them to be mailed soon.

CONCRETE WALKWAY: The 3 bids received were reviewed. The wording on the bids left the board members with questions to which Jenn will ask the contractors to qualify. The questions are:

1. what is the time frame to complete project expected to be
2. Have Excel clarify additional costs that are not broken out in the bid.
3. Make sure contractors know that the permit has been secured and that the cost associated with the contractors securing is not added to the bid.

8:16 Motion to adjourn to Executive session made by Don Darcy, Diana Merciez 2nd

8:47 Motion to adjourn Executive session made by Don Darcy, Mike Bongiorno 2nd

8:50 Motion to adjourn board meeting made by Don Darcy, Diana Merciez 2nd

A handwritten signature in black ink, appearing to read "Don Darcy". The signature is fluid and cursive, with a long horizontal stroke extending to the right.