

Minutes for the meeting of the Board of Directors for Indian River farms

05 April 2018.

1. Board members present:

- Mr. Donald Darcy: Vice President/Acting President
- Mr. Erick Kearns: Member at large
- Mrs. Cindy Rausch: Treasurer

2. Motion to establish quorum at 6:39 pm made by Mr. Kearns seconded by Mr. Darcy and carried.

3. Motion was then made to accept the draft minutes from the previous meeting as written, by Mr. Kearns and seconded by Mr. Darcy. Motion passed.

4. Motion to execute homeowner forum by Mr. Darcy and seconded by Mr. Kearns. Motion passed.

Mrs. Sudduth began her statement to Homeowners forum with a detailed personal accounting of history dating back 15 years that referenced various problems and complex aspects pertaining to the community developer (Carmichael) and previous city code pertaining to BMP maintenance and the individual lot lines. During Mrs. Sudduth's statement Mrs. Beverly Cobbin's began to yell at Mrs. Bradley allegedly because she was talking or effectively being 'rude'. Further outbursts and allegations surfaced that Mrs. Bradley called the police on Mrs. Cobbins and her husband. Mr. Young (UPA representative) then stepped out due to the outburst by Mrs. Cobbins.

Two city officials were further referenced as follows however no specific statute or code could be provided when asked by Mr. Kearns

- Mrs. Carolyn Smith: 385-4488
- Mr. Rick Bugates: 385-8509

5. Motion to receive the management report made by Mr. Darcy and seconded by Mrs. Cindy Rausch. Motion passed. During the management report Mrs. Betancourt requested clarification from UPA, Mr. Mark Young, regarding a social committee expense in the amount of approximately \$245. Mark concurred stated that he would get back to the Board of Directors and Mrs. Betancourt.

6. Committee reports were taken:

- a) The ARB committee was represented by Mrs. Rachelle Brady - one previously approved application was discussed with no significant concerns noted.
- b) Newsletter lead, Diana Merciez requested submission of articles for the upcoming newsletter no later than 11 April.
- c) The social committee was prompted for submitting a report however no members of the social committee were present and a discussion ensued regarding social committee establishment, Mrs. Mercier will be requesting new members via the newsletter.

7. New business was motioned by Mr. Darcy and seconded by Mrs. Rausch at 7:01 pm. Motion passed.

- a) Motion made by Mr. Darcy for late fees for the first quarter to be waived for the entire community based on coupon books not being distributed to the community as a whole on time. Motion passed.
- b) Discussion ensued about the barbecue in the common area, specifically if the item was to be removed, replaced or be left in its current state. No action is being taken at this time.
- c) Further bids were requested/ prompted to Mr. Young to properly route and /or bury electrical cables powering the HOA signage based on reports of the sign lighting going out (indicating some type of electrical problem).
- d) Requesting of bids were also discussed for two separate walkways in the commentary and vicinity of the playground on 3897 Indian River Rd. common area (official title), the 5-acre area behind the playground extending to the small BMP. Mr. Darcy prompted Mr. Young / UPA for bids pertaining to a sidewalk to the common area playground and the 5-acre parcel behind the playground.
- e) Election of members was discussed. Mr. Darcy proposed that all members interested in board membership be heard. Board of Directors was also informed that Tonya Anderson resigned that afternoon via email. All members present were allowed to submit their names or interest. Diane Merciez and Tina Sudduth were given appropriate time to state their objectives and intent for becoming board members. Current board members ask questions of Mrs. Sudduth and Mrs. Merciez pertaining to their board member interest forms. Mr. Darcy prompted members present if there was any further interest in board membership. Mrs. Sun-Siret Betancourt indicated her interest and was subsequently accepted for interest and questioned by acting Board of Directors members.
  - a. Once Mrs. Betancourt and Mrs. Merciez were appointed to the BOD allegations of favoritism were alleged by Beverly Cobbins. Specifically, that the current board had not selected Mrs. Sudduth due to a dislike of her. Najwa Wynn requested her allegation be noted in the minutes.
  - b. Mr. Kearns then resigned and indicated that Mrs. Sudduth should be accepted to the board of directors based on his pending deployment. Motion was then made by Mrs. Betancourt that Mrs. Sudduth be appointed to the Board of Directors. Motion passed. Vote to add Mrs. Sudduth failed with a tie vote of 2-2. Discussion was heated again involving the remaining Board and Mrs. Cobbins with further allegations that favoritism

was present after Mrs. Rausch indicated there was significant animosity in the room. Mrs. Rausch then resigned. Based on the change in the number of board members, Mr. Darcy motioned to add Mrs. Sudduth to the board, seconded by Mrs. Betancourt. Motion carried. The second vote was taken to add Mrs. Sudduth to the board. Vote passed.

- c. Given the latest vacancy, and further prompting for current board membership to be filled, Mr. Jim Smith volunteered and was motioned by Mr. Darcy with unanimous vote.

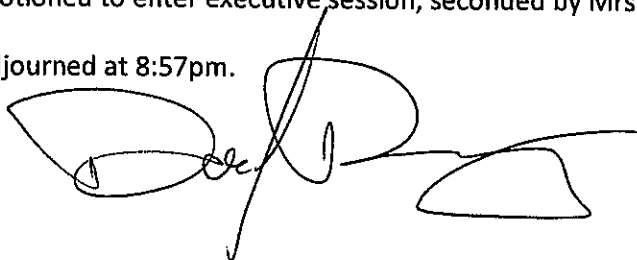
The following table is noted for the record of final board members and their respective / expiration of terms: <b>Name</b>	<b>Position</b>	<b>Appointment end date/ replacing</b>
Mr. Donald Darcy	President	September 2020/ NA
Mrs. Dianna Merciez	Vice President	September 2019 /Mrs. Anderson
Mrs. Sun-Siret Betancourt	Treasurer	September 2019/ Mr. Merciez
Mrs. Tina Sudduth	Secretary	September 2018/Mr. Kearns
Mr. Jim Smith	Member at Large	September 2020/Mrs. Rausch

8. Old business was motioned by Mr. Darcy, 8:09pm.

- a) Mr. Darcy motioned to accept bid to clear HOA owed BMP area on the small pond. Seconded by Mrs. Betancourt, motion carried to accept \$1,00 bid by Kurgan landscaping.
- b) Mr. Young brought the new members up to speed in regards to the BMP maintenance. Inman & Strickler is attempting to get the written opinion from the city's lawyer. Board agreed to let Inman & Strickler to continue. Mrs. Merciez accepted further tasking to speak with the city, Mrs. Carolyn Smith: 385-4488, to confirm facts pertaining to city code that could affect the BMP maintenance decision. Mrs. Smith will be requesting homeowners to help each other in an effort to clear the BMP's.
- c) Members discussed pond maintenance to address turbidity and algae growth. UPA, Mr. Young was directed to verify and seek new bids to address the ponds.

9. Mr. Darcy motioned to enter executive session, seconded by Mrs. Sudduth. Motion passed, 8:50pm.

10. Meeting adjourned at 8:57pm.

A large, stylized handwritten signature in black ink, appearing to be written over the text of item 10.