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MINUTES OF MEETING
TRASONA WEST NEIGHBORHOOD ASSOCIATION, INC.

A meeting of the Board of Directors of Trasona West Neighborhood Association, Inc. was held on Tuesday, December 7, 2021, at 6:00 p.m., at the Addison Village Club, 8150 Stadium Parkway, Viera, FL

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Huck called the meeting to order at 6:00 p.m.

Directors Present:

- | | |
|-----------------|----------------|
| Gerald Huck | President |
| Timothy Sallade | Vice President |
| Aaron Fontinel | Treasurer |
| Paul Ominsky | Director |
| Theodore Veit | Director |

Also Present:

- | | |
|-----------|--------------------|
| Eric Byrd | Fairway Management |
|-----------|--------------------|

SECOND ORDER OF BUSINESS **Certification of Quorum**

Management certified that the directors present represented a quorum of the Board.

THIRD ORDER OF BUSINESS **Proof of Notice**

Management certified that notice of the meeting was posted in accordance with the Association's Bylaws.

FOURTH ORDER OF BUSINESS **Conduct of Meetings**

Mr. Huck proposed the following rules for future Board of Directors Meetings:

- 33 a. There will be two periods of public comment, one at the beginning of the agenda and one
- 34 at the end. Any public comment made outside of these periods will only be recognized
- 35 with a formal motion, from a Director, to open the floor for a specific comment.
- 36 b. Motions shall be made or restated in their entirety. Upon receipt of a second of the motions,
- 37 discussion by the Directors will occur and then a vote.
- 38 c. Voting will be done by voice. In the event the results of the vote are not unanimous, the
- 39 Chair may call upon the Manager to conduct a roll call vote.
- 40 d. The Directors are to submit all agenda items to the Chair no less than seven days prior to
- 41 the meeting date.
- 42 e. The Pledge of Allegiance will be recited following the Call to Order.
- 43 f. Directors shall volunteer, or be assigned to attend, existing and future committee meetings,
- 44 either as an appointed member or as a Board liaison. The Covenants Hearing Committee
- 45 is excluded from this requirement.
- 46 g. Directors shall come to meetings prepared. All meeting materials shall be reviewed in
- 47 advance and Directors should be ready to discuss and vote on all business items.

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49 **FIFTH ORDER OF BUSINESS**

Audience Comments

50 There being none, the next item of business was brought forth.

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52 **SIXTH ORDER OF BUSINESS**

Consent Agenda

53 Mr. Huck stated that the only item on the consent agenda are the approval of the November
54 9, 2021, Board of Director’s Meeting Minutes.

55

56 On MOTION by Mr. Ominsky, seconded by Mr. Veit, with all in
57 favor, the consent agenda is approved as presented.

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59 **SEVENTH ORDER OF BUSINESS**

New Business

- 60 a. Quote Approval Process – Management explained the current quote approval process.

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62 On MOTION by Mr. Veit, seconded by Mr. Ominsky, with all in
63 favor, management is authorized to approve invoices up to
64 \$2,500.00, and is required to send all proposals to the Board.

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- b. Check Signing Procedure – Management is directed to circulate electronic copies of checks and invoices, to the Board, twice per month. Available signers will come to the office of management to sign as soon as possible.
- c. Consideration of Legal Counsel – Mr. Huck stated that the Board has received information from two firms.

On MOTION by Mr. Veit, seconded by Mr. Ominsky, with all in favor, the floor was opened to Frederick Nunnely for comment on this subject.

Management was directed to request a Zoom meeting with Sonia Bosinger.

On MOTION by Mr. Fontinel, seconded by Mr. Ominsky, with all in favor, authorization was granted, to the Directors who attend the Zoom meetings, to engage with the firm of their preference.

- d. Consideration of a Financial Audit – Mr. Huck expressed the desire for an audit of the financial reports dating back to the inception of the association.

On MOTION by Mr. Veit, seconded by Mr. Ominsky, with all in favor, proposals shall be requested of at least three Certified Public Accountants for the purpose of conducting a financial audit for the years 2016 through 2020.

- e. Board Meeting Dates – Management was directed to provide the Board will suggested meeting dates for 2022.
- f. Hearing Committee – Mr. Huck stated that with the election of Mr. Veit to the Board of Directors, he is no longer eligible to serve on the Hearing Committee. Volunteers were requested and none come forward.

- 95 g. Community Paint Palate – Mr. Huck reported that the community does not have an
- 96 approved paint palate. Management was directed to draft a policy that outlined the
- 97 approved colors for homes, roofing materials and gutters.
- 98 h. Post Turnover Repairs – Mr. Fontinel presented a report on the repairs and maintenance
- 99 that should have occurred prior to turnover. Management was directed to contact the
- 100 Developer regarding the removal of chase line conduit that is no longer needed.
- 101 Management was directed to contact the Developer to request the removal of silt cloth
- 102 from any drains outside of active construction areas. Mr. Huck stated that he would
- 103 look into moving the mailboxes on Caviston to the pavilion in Palmetto Park. Mr. Veit
- 104 stated that he would research companies that can perform preventative maintenance on
- 105 the irrigation pumps. Management was directed to contact Brevard County regarding
- 106 a section of lifted sidewalk on Trasona Drive.
- 107 i. Covenants Committee – Mr. Huck requested information on the next meeting of the
- 108 Central Viera Architectural Committee, a comprehensive list of all approved
- 109 modifications for Trasona West and a copy of the current Design Guidelines for Central
- 110 Viera.

EIGHTH ORDER OF BUSINESS

Additional Audience Comments

112 Jeff Stoy thanked the Board for conducting a very productive first meeting. He inquired if

113 the Board intended to continue with the “Triangle Rule”, whereby the same paint scheme may not

114 be used on the homes that neighbor, or are directly across the street, from the requesting property.

115 Mr. Stoy commented on concerns regarding the enforcement of restrictions, specifically during

116 pool construction.

117 Richard Carr commented on the proposed allowance of rocks in landscape beds.

NINTH ORDER OF BUSINESS

Adjournment

121 On MOTION by Mr. Veit, seconded by Sallade, with all in favor,

122 the meeting was adjourned at 8:40 p.m.

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124 _____
Jerry Huck, President

December 7, 2021

Trasona West Neighborhood Association, Inc.

Prepared by:

A handwritten signature in black ink, appearing to read 'Eric Byrd', written over a light gray rectangular background.

Eric Byrd, Fairway Management

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