

## FOREST GLEN HOMEOWNERS' ASSOCIATION

September 8, 2021

Via Zoom

1. **Call to Order:** The Meeting was called to order by Dean Kastner at 6:30P.M. A quorum was established with 4 of 5 Directors present. Larry Cayabyab was absent
2. **Proof of Meeting Notice:** Notice was posted on Bulletin Board at entrance to Forest Glen.
3. **Reading/Waive Reading of Previous Minutes:** John Perkins made a motion to waive the reading of the minutes, Bonnie Burrell 2<sup>nd</sup>, all approved.
4. **Committee Report:**
  - a. **ARC –** Jim Hughes reported the arc committee has not met since the last meeting, their next scheduled Arc meeting is Thursday September 9<sup>th</sup>.
  - b. **Landscaping-** Joy From fairway reported the canary Palm at the front entrance is dying and needs to be replaced. Flawless reported the tree has trunk rot, however Dave Richardson reported the tree looked like it was struck by lightning. Joy is going to work or getting quotes to have the tree removed and replaced.
  - c. **POA-** Joy reported that the POA meeting was cancelled, they did not have quorum. The shooting at the clubhouse was reported on as well. The incident was only about 15 minutes and the police were called as soon as there was an issue. Security that is onsite at the clubhouse are not armed and would not have been instructed to handle the situation, they are there to regulate nonresidents using the facility. The question was asked why there is no longer a guard in the guard shack, Joy reported that was due to the cost- as it would solely be paid for by the 4 communities behind the gate and would run each home around \$300. Break ins were brought up as well, car break in were reported in Bridgewater, Holly Trace, and lake forest. They are hitting cars that are not locked, Palm Bay police advised everyone to make sure their cars are locked.
  - d. **Fining Committee- NO Report**

### 5. Management Report

**Financial Information-Dean reported** The Operating Account balance as of August 31<sup>st</sup>, 2021, was \$ 33,005.11. The Reserve balance at the end of August was \$ 112,309.45 for a total of \$ 145,314.56 (Operating and Reserves). Joy reported on the two past due homes. 129 has reached out to the attorney for a settlement agreement, the attorney is going to add cleaning up the home as part of the settlement agreement. The attorney requested a time frame from the board on how long they would have to clean up the property, Dean Kastner motioned to allow 30 days to clean up the property, JR Aspinwall 2<sup>nd</sup>, all approved. 274 was on a 12 month settlement agreement payment plan. Submitted first 4 payments. A default letter was sent to him on 8/31/21 providing a deadline of 9/10/21 in which to become current on his plan. If no payment received, the attorney will be proceeding with the litigation.

**Violation Review-** John Perkins motioned to begin fining, Dean Kastner 2<sup>nd</sup>, all in favor.

285- weeds in the flowerbeds and driveway, 242- weeds in the flowerbeds and driveway and dead palm fronds, 293- weeds in the flowerbeds, 121- weeds in the flowerbeds, 274- weeds in the flowerbeds and stained fence, 133- weeds in the flowerbeds.

### 6. Old Business

### 7. New Business:

- a. **CCR Revision-** Dean Kastner motioned to proceed with CCR revisions, JR Aspinwall 2<sup>nd</sup>, all approved. Bonnie Burrell thinks it would be beneficial to put together a committee of at least 5 members to discuss the revisions and put together a survey. Dean Kastner volunteered to run the committee.
- b. **Newsletter-** the social committee handled the news letter prior, now that they are no longer sponsored by the board, the board feels it is their obligation to take on the newsletter. Jim Hughes volunteered to put the newsletter together, once the board submits what they would like included in the newsletter The board will be responsible for printing and distributing. John Perkins and Bonnie Burrell volunteered to distribute the newsletter.
- c. **Budget Workshop-** The board would like to meet for a budget workshop on October 26<sup>th</sup> at 6:30 pm.
- d. **ARC Fee-** Jim Hughes sent a survey out to the community to see what feedback would be received on waiving the arc fee. Out of the 105 surveys that were sent out 3 were returned as vacant homes, 3 voted to keep the arc fee, and 40 voted to waive the arc fee. Jim would like to see the arc fee waived. Dean thinks it is a good item to add to the list of revisions for the CCRS.

### 8. Open Discussion

**Next meeting-** October 13, 2021 at 6:30.

#### **Adjournment:**

Being no further business before the Board Dean Kastner motioned to adjourn, John Perkins 2<sup>nd</sup>, all approved, the meeting was adjourned 7:41 pm.

Minutes Prepared By:  
Joy Simon- Fairway Management