

**Townhomes of Brevard HOA
Board of Directors Meeting
November 21, 2022
(Rescheduled from 11-9-2022 due to Hurricane Nicole)**

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-Joanne Minchak motioned to approve the minutes from October 12, 2022, 2nd by Donna Campbell and approved by all.

4. Report of Officers: None

- a. **Management Report-2023 Budget-**Rick Whitman from Fairway Management reviewed the 2023 Budget Worksheet and the 10% increase needed to fund the reserves. Rick explained that any increase less than the 10% will mean even less money will go into the Reserves. Rick also advised those in attendance, that unless inflation is greatly reduced in the next ten years, when it comes time to replace the roofs, the owners could be facing as much as a \$6k special assessment to help pay for the reroof.

After much discussion and the reiteration of the consequences of approving less than the proposed 10% increase, Donna Campbell motioned to approve a 5% increase and the Monthly Assessment of \$326, 2nd by Joanne Minchak and approved by a 3-2 vote.

- b. **In Motion Contract-**The Board approved to renew the contract with In Motion Services for the irrigation of the community.

5. Old Business:

- a. **Declarations Revisions-**Donna Campbell, Amy McKowen and Joanne Minchak will meet on December 7, 2022, to finalize the revisions to the Declarations. Donna will contact Patrick Anderson the attorney and let him know of the delay and the scheduled meeting.
- b. **Invasive Trees-**The Board reported that Jeremy will not be removing several stumps due to wiring being too close to the stumps.
- c. **Gutter Cleaning:** The Board agreed to have Alberto clean the carport gutters-Alberto will be doing this in December.
- d. **Unit 26-**The owner of Unit 26 removed the stored items from the carport.
- e. **Fining Committee-**The Board is continuing to look for the three members to be on the committee.
- f. **Light Post-**Rick Whitman has contacted Rusty from Universal Electric to repair the same light post that has now been damaged by hurricane Nicole.
- g. **Unit 1 and Church Fence Repairs-**the repairs have been completed.

6. New Business:

- a. **Roof Leaks-**The Board reported that Willie Roofs will be doing the repairs once he is able to purchase the materials.

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

Adjournment-Motion to adjourn meeting at 7:13 pm, approved by all.
Minutes prepared by Rick Whitman.