

**Townhomes of Brevard HOA
Board of Directors Meeting
May 11, 2022**

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- Amy McKowen motioned to approve the minutes from March 9, 2022, 2nd by Joanne Minchak and approved by all.

4. Report of Officers: None

5. Management Report

- a. **Financials-**Rick Whitman from Fairway Management reported that the Operating account had a balance of \$36,414.53 and the Reserves balance was \$96,773.52 for a total of \$133,188.05 as of April 30, 2022. Rick indicated that Unit 26 has not paid any assessments in 2022 and Amy McKowen will send Rick the most recent name and address according to the Appraiser website.

6. Old Business:

- a. **Survey Update-**Rick Whitman reported that he contacted Exacta Surveyors and is waiting to hear if they will be able to provide a quote.
- b. **Invasive Trees-**Amy McKowen indicated that the first marked trees have been removed by Melbourne Landscaping and Jeremy is in the process of grinding the stumps. Rick Whitman indicated that no invoice has been received for the work already done.
- c. **Gutter Cleaning:** Rick Whitman indicated the Jeremy was planning on doing this project in two weeks.
- d. **Declarations Revisions-**Amy McKowen will get with the other board members and determine a day and time to review the Declarations for changes. Rick Whitman advised them to just discuss the Declarations and no other association business when they meet.
- e. **Palm Tree Trimming-**Amy McKowen reported that the palm trees were trimmed by Melbourne Landscaping.
- f. **Unit 24 Commercial Vehicle-**Rick Whitman advised the board that he has been in email contact with the owner and expected the situation to be resolved.

7. New Business

- a. **Fire Ants-**The Board decided to hold off on having TruGreen treat the property for fire ants until there are more nests-the cost to treat the fire ants is \$687.
- b. **Fairway Management Assignment-**Amy McKowen motioned to approve the assignment of the current contract with Fairway Management to the new LLC, 2nd by Donna Campbell and approved by all.
- c. **Unit 15 Grass-**The owner of unit 15 asked to have his lawn checked and if possible, to have sod put down and the irrigation improved to water this section of the lawn. Rick Whitman will contact Melbourne Landscaping and InMotion Irrigation to resolve this issue.
- d. **Soccer Net-**Rick Whitman was asked to send a letter to Unit 43 to have them remove the soccer net from association property and to store it in their unit.

- e. **Units 40 and 41**-Rick Whitman was asked to send letters to Unit 40 and 41 to please put their trash out to the road on trash days and return the trash receptacles to the Trash Area that same evening.
- f. **Hedges**-The Board will consider having hedges (Type?) between buildings 2 and 3 and 4 and 5.
- g. **Drip lines and other Irrigation**-Rick Whitman was asked to contact InMotion Irrigation to have all drip lines and the entire complex checked so that all hedges and grass areas are being irrigated properly.

Next Meeting-Board Meeting on June 8, 2022, at 6pm

Adjournment-Motion to adjourn meeting at 6:35 pm, approved by all.

Minutes prepared by Rick Whitman.