

**Townhomes of Brevard HOA
Board of Directors Meeting
March 9, 2022**

Minutes

1. Call to Order

The meeting was called to order at 6:00 pm.

2. Determination of Quorum

Quorum was established with 5/5 members present.

3. Approval of Minutes-Amy Mckowen motioned to approve the minutes from January 12, 2022, 2nd by Donna Campbell 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 \$40,333.87 and the Reserves balance was \$86,884.60 for a total of \$127,218.47 as of February 28, 2022. Rick indicated that Unit 26 has not paid any assessments in 2022 and that accounting was working on contacting them for payment.

6. Old Business:

- a. **Unit 6**-Rick Whitman reported that the Attorney says the Association must update their Declarations and have them recorded before they can be enforced against any owners... The Board will work on revising the Declarations so they can be recorded.
- b. **Solar Lights**-Board decided to table the idea of installing solar lights at the trash areas.
- c. **Survey Update**-Rick Whitman reported that Smith Surveyors have put the work of providing a quote to survey all eight buildings and units on their schedule for April.

7. New Business

- a. **Invasive Trees**-Amy McKowen motioned to approve up to \$2500 for removal of tagged invasive trees by Melbourne Landscaping, 2nd by Donna Campbell and approved by all. Trees will be tagged by Donna Campbell and Alberto Nobili.
- b. **Gutter Cleaning**-Amy McKowen motioned to approve up to \$1500 for Alberto Nobili to clean out the car port gutters and the gutters on the eight buildings that need cleaning, 2nd by Donna Campbell and approved by all.
- c. **Rats in Unit 26**-The Board will check areas around the complex for signs of rats before committing to the cost of traps.

Next Meeting-Board Meeting on April 13, 2022, at 6pm

Adjournment-Motion to adjourn meeting at 7:02 pm, approved by all.

Minutes prepared by Rick Whitman.