



Homeowners Association Annual Meeting Minutes
Adele Grage Cultural Center
November 13, 2014 at 7:00 PM

Attending: Jerry Walters, Janet Allen, Sonny Hinchee, Gabe Farra, Deb Hinchee, Dana Carpenter, Pete Migone, Don Fadel, BJ Viers

Homeowners: Dorothy and Walter Rock; Herb Taskett; Cynthia Charles; Phillip, Barbara and Alan Heffnee; Bob and Valerie Clayton; Theresa Rose; Michael and Linda Thibedeaux

Welcome

- Jerry welcomed everyone and called the meeting to order.

Introduction of 2014 Board Members

- Each Board Member introduced themselves to the Homeowners and stated their current position on the Board.

Formal Vote – Revitalization of C&Rs

- Jerry provided an explanation of the need for the revitalization and then the current Board Members voted. All Board Members approved the revitalization. Approval by the following Board Members: Jerry, Janet, Sonny, Gabe, Deb, Dana, Pete, Don, BJ.

Financial Report

- Gabe passed out copies of the Selva Lakes Financial Statement and copies of a report titled, Key Unusual Spending Items for 2014. He explained the individual items listed on the report and stated that we spent less money this year than in the previous year. This is in part because spending was less for repairs and maintenance to the fountains, lakes, fences and the cabana area. However, insurance costs are now higher because we increased our insurance coverage. As the cost of building and materials has increased, replacement costs are higher. This drives the need for higher levels of coverage.

Update from Lakes Committee

- Janet summarized the issue with erosion of the back lake and stated that a committee was formed to investigate the possible cause and potential solutions. St. John's River Management and Matt Miller, an engineer with the Army Corps of Engineers and son of one of the Selva Lakes homeowners, were both contacted and have been involved in the evaluation. Janet indicated the committee was now in the process of looking for contractors to provide quotes.

Web Site Update

- BJ covered some of the items that can be found on SelvaLakes.com and stated it was a work in progress. He encouraged everyone to visit the site. Examples of items that can be found on the website are the ARC Request, the ARC specifications, the new paver rule, as well as all the rules.

Pool and Landscaping

- Sonny explained his role in working with contractors on repairs and maintenance to the pool and common grounds. .
- Sonny was asked by a homeowner to look at the tree by the lake that was trimmed after a request during the Annual Meeting last year. The homeowner stated the tree looked good for a while but is now hanging in the lake again and also appears to be damaged.

ARC Update

- Jerry briefly covered the role of the ARC representatives.
- Don explained how the ARC works. He stated there are three ARC Reps who do a quarterly walk-through of the area. Letters are sent to those homeowners who have a violation(s). Follow-up letters are then sent, if there is no response from the homeowner or no action has been taken to the first letter. The final step, which we hope to avoid, is that the violation will be turned over to our attorney to handle. It was noted that we are now using a new attorney, who is more knowledgeable on Homeowner Associations.

Announcement of Board Members for 2015

- Miriam counted the votes and reported that all of the current 2014 Board Members, as listed above, are reelected for 2015.
- A total of 45 Homeowners submitted ballots.

Questions and Answers

- **Q.** Should the area have a sign that states “Selva Lakes is governed by Covenants and Restrictions”?
- **A.** The Board Members have discussed this and in the past and plans are to add a sign. This is a pending item and we will move it up on our priority list.
- **Q.** The homeowner of 507 Selva Lakes Circle stated the home that is connected to them has several violations. Items include, but may not be limited to, the yard is mostly weeds and it’s only moved once every two weeks.
- **A.** The ARC representative who is assigned to that area will investigate and send out a violation letter, if one hasn’t already been sent.
- **Q.** The owner of 487 Selva Lakes Circle wanted to know how they could get an ARC rep to come by and look at someone’s home for possible violations.
- **A.** Call one of the ARC reps listed on the newsletter. Either the ARC rep called or another rep will view the home.
- **Q.** The owner of 439 Osprey Key mentioned speeders on Park Side Drive and requested the AB police are notified for a possible solution, such as speed bumps like on Plaza, east of Seminole.
- **A.** Sonny stated he has talked with the AB police on several of occasions and they will monitor for a couple of days and then not again. Jerry will add to the January Meeting Agenda so we can discuss again.

Invitation to Attend Monthly Meetings

- No December meeting.
- Officers/Duties will be decided at the January Meeting
- Next Meeting – January 13, 2015 @ 7:00 p.m. under the pool cabana

Adjourn