



Homeowners Association Meeting Minutes
Tuesday, July 8, 2014
Pool Area at 7:00 PM

Attending: Jerry Walters, Janet Allen, Sonny Hinchee, Gabe Farra, Pete Migone, Dana Carpenter, Don Fadel, Deb Hinchee, Homeowner John Joseph

Absent: BJ Viers

Call to Order

- Jerry called the meeting to order.

Approval of Minutes of June Board Meeting

- June meeting minutes were approved.
 - **Action Item:** May meeting minutes were sent prior to the meeting. Board Members are to review and send changes and/or approval. The May and June minutes will then be posted on the Selva Lakes website.

ARC Request to Add a Screen Room – John Joseph

- An ARC request to add a screen room, with pavers, on a Pulte unit was submitted by John Joseph. John attended, in order to answer any questions. Several changes were noted by the ARC representative on the form. With the noted changes, the Board Members approved the ARC request.

ARC Request for 527 Pelican Key

- The Board members reviewed the ARC request referenced above and had several questions.
 - **Action Item:** Pete will discuss the type of fence to be used with the homeowner and send an email to all Board Members with the information.

ARC – Report on Violation Letter Responses

- Jerry reported that the second letters from the previous walk-through were sent and the response date given to the homeowner was June 30. The next step will be a 10 day response period.
 - **Action Item:** Jerry to send ASAP.
- The second quarter walk-through by the ARC was conducted on July 5th and 6th.
 - **Action Item:** Jerry to send the first letters. No date was provided.
- A Board Member suggested sending a copy of each violation letter to anyone renting a home. Board Members present discussed the pros and cons of doing so.
 - **Decision:** The Board Members voted and the decision was to not send a copy to renters.

Report on Completion of Action Items from Last Month

- The Action Item Log will be updated and sent to all Board Members.

Pool Parking Only Signage – Discussion

- The Selva Lakes Association received a letter from the City of Atlantic Beach requesting that the Chevrolet Silverado parked at the pool with expired license plates be moved. **Update:** The truck has since been moved.
- The Board Members discussed placing a sign(s) at the pool to state that the pool parking spots were only for those visiting the pool and others will be towed, at the owner's expense. We discussed using the same towing service as used by Al's Pizza.
 - **Action Item:** Don will check with the towing service and also investigate a sign(s). Target date by next meeting.

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Results of Email to Resident Conducting Water Aerobics at the Pool

- A potential liability issue for the Association, the resident was asked to immediately discontinue holding classes at the pool. A follow-up email was sent to the resident. Another class was noted taking place by a Board Member and the resident was asked again to immediately stop all classes at the pool. The Board Member gave the resident a printed copy of the email that was previously sent. **The issue appears to now be resolved.** If anyone sees this occurring again, Jerry asked that he be notified.

Financial Report

- Gabe reviewed the Dues Outstanding report. Two homes in foreclosure processing liens. A third home with process lien was paid in full. However, the attorney fees were not paid. Will pursue legal action with a lien.
- Gabe passed out copies of the Financial Reports to the Board members present at the meeting and reviewed the reports. Our Financials remain solid. Reserves have been set again for larger expenditures that will be needed, at some point.
- One of the Association CDs was recently renewed.

Pool and Landscaping

- Sonny reported a recent incident of the pool furniture being thrown into the pool. It appears to have happened after dark. There continues to be lesser incidents where the pool area is not being taken care of by those attending the pool.
- Sonny mentioned that Tony, our landscaper, will walk the area to determine if all of the sprinkler heads in the common areas are working
- Sonny stated that two valves on the common area irrigation system need to be replaced. This was in the area on Parkside between Plaza and 11th where we had noted that cars were pulled up over the curb and were parked in the grass.
 - **Action Item:** Deb will send an email to Laura requesting an article be placed in the next Selva Lakes Newsletter. The article will emphasize there is no parking on the grass in the common area. This includes any type of motorized vehicle.
 - **Note:** If this happens again, we will discuss placing No Parking signs in this area.

New Business

- No new business was noted.

Old Business

- Per the last meeting where we reviewed the shingle requirements, we discussed whether we needed to update our specs.
 - **Decision:** The Board Members determined no updated were needed.
- C & R Revitalization Update
 - During the month, Janet and Jerry met with our attorney, Jay Watson. They discovered there is “pre-work” that is required by the Board.
 - Another attorney, Braham, will draft the Association’s requirements for notifying all Homeowners of the revitalization.
 - We were advised by our attorney to not incorporate the Association’s new rules into our C & Rs.
- **Date/Time August Meeting**
 - Tuesday, August 12 – 7:00 p.m. - Pool area
 - Jerry will be on vacation. Janet will facilitate the meeting.

Adjourn