



Homeowners Association Meeting Minutes
Tuesday, June 10, 2014
Pool Area at 7:00 PM

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

Call to Order

- Jerry called the meeting to order.

Paver Committee Report

- Prior to the meeting, Dana sent a copy of the paver recommendation report to all Board Members for review.
- **Decision:** The Board Members present at the June meeting voted to approve the paver recommendation. This will be Rule #11.
 - **Action Item:** BJ will post the new rule on the Selva Lakes web site.

ARC – Report on 1st Letter Responses/2nd Letter

- Jerry reported that the “respond to” email address on the first letters was incorrect. The first letters were sent out on April 7.
- The second letters were sent out on June 5th. The “respond to” address in the second letters was correct. As of this meeting, no responses have been received.
- Due to the incorrect “respond to” email address on the first letters, the Board members decided to take the following actions:
 - **Action Item:** Don will draft a letter to each of the homeowners who received an ARC letter and provide the wording to Jerry. In the letter, he will note the incorrect email address and provide the correct one.
 - **Action Item:** Jerry will send the letters and give the homeowners a revised due date of June 30.

Report on Completion of Action Items from Last Month

- Open action items were reviewed for the status. Deb will update the Action Item Log.

Progress on New Attorney Search

- Janet reported on the two attorney firms they recently investigated. She was not impressed by the customer service of KPG. In addition, their location is too far away and they seemed to be too large to provide the service we require. Janet, Gabe, and Jerry also checked into Jay Watson. They found them to be easy to work with, their location is close by, and their rates are good.

- **Decision:** The Board Members present voted to move all new cases going forward to J. Watson. Cases currently with our existing attorney will remain, until they are completed. In addition, we have a new collection for a homeowner that our current attorney has previously dealt with. We decided to put this collection with our existing attorney, since they are already familiar with the homeowner.

Financial Report

- Gabe reviewed the Dues Outstanding report. Only three collections remain open.
- Gabe passed out copies of the Financial Reports to the Board members present at the meeting and reviewed the reports. Our Financials are solid.

Pool and Landscaping

- Sonny reported that the landscaping and mulching was complete.
- The concrete around the mailboxes is targeted for completion the week of June 16.

New Business

- The Board members discussed if we should try and enforce a no-smoking rule at the pool. One reason is because cigarette butts are being thrown in the grass and on the pool deck.
- **Decision:** The Board members voted and decided it would be difficult to enforce no-smoking.
 - **Action Item:** Jerry will add a short article to the next newsletter, reminding smokers to use the ash trays provided to them at the pool.
- Deb discussed a date for the Selva Lakes Annual Homeowner's Meeting in November.
 - **Action Item:** Deb will contact the City of Atlantic Beach to schedule the room at Adele Grage for the Nov. Annual Meeting.

Old Business

- We discussed the shingle requirements that were approved by Atlantic Beach. Don will get with the homeowner who has the information on a three-tab shingle in weathered gray that is rated for 110 mph wind speed.
 - **Action Item:** Don will either send the information to the Board members/ARC Committee or bring it to our next meeting.

Date/Time March Meeting

- July 9 – 7:00 p.m. - Pool area
- In case of inclement weather, the alternate location is 1018 Big Pine Key.

Adjourn