



**Homeowners Association Meeting Minutes**  
**Tuesday, May 20, 2014**  
**Pool Area at 7:00 PM**

**Attending:** Jerry Walters, Janet Allen, Sonny Hinchee, Gabe Farra, BJ Viers, Dana Carpenter and Peter Mignone

**Call to Order**

- Jerry called the meeting to order at 7:00 PM

**Roof/Shingles Discussion**

- Floor was turned over to homeowner Jan Tinney; She asked the Board for an exception so she may replace her existing roof with architectural shingles. Her adjoining roof is done with 3 tab shingles
- Ms. Tinney discussed her concerns with the 3 tab and the benefits of architectural shingles
- Ms Tinney also discussed new Florida regulations requiring new roofs meet certain wind speed resisitance
- After Ms. Tinney spoke the floor was opened to discussion
- It was decided the Board would take everything under advisement and make a decision at a later date

**Paver Committee Report**

- It was discussed that approval of paver driveways would be made by the board on a case-by-case basis
- Language will be carefully drafted to utilize a consistent color scheme be used by homeowners
- Jerry suggested we “revise the draft” to incorporate and address any concerns about color and style
- It was determined that further clarification would be needed to assist homeowners with selection
- Dana will take on the revision of the draft and send it out to the Board
- It was discussed that walk-ways and patios done in pavers were already approved by the Board

**ARC – Report on 1<sup>st</sup> Letter Responses/2<sup>nd</sup> Letter**

- At the time of the meeting Zero responses to the first ARC violations letters had been received
- It was agreed by the Board that second letters with a 10 day for completion will be sent out

**Report on Completion of Action Items from Last Month**

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*P. O. Box 331365*  
*Atlantic Beach, FL 32223*

- The Board discussed meeting with Leland Management Company and the pros/cons of management company were discussed
- It was agreed upon that a “lake committee” would be assembled in the future to discuss and review the state of erosion on the banks of the rear lake

### **Progress on New Attorney Search**

- The Board discussed Jay Watson from the Beaches area.
- The company offers 14 years of experience and 6 other HOA’s
- They were described as “very efficient” and he appeared to be very cost effective for our needs

### **Financial Report**

- Gabe reviewed the Dues Outstanding report.
- Gabe passed out copies of the report to all in attendance
- Gabe also explained new and one time fees that appeared on the report

### **Pool and Landscaping**

- Sonny reported that new pool furniture was purchased that week
- Home owners have asked about umbrellas and lounge chairs; the Board discussed the pros/cons of those items and decided to not move forward with purchase at this time
- New straw will be placed around the pool the first week of June
- Concrete will be poured at all mailboxes in an attempt to make them safer for homeowners
- It was discussed that tree clippings and palms left around the community circle would not be picked up by normal trash services

### **New Business**

- None

### **Old Business**

- It was decided that all meetings going forward will be the 2<sup>nd</sup> Tuesday of every month
- All approved by vote of those in attendance

### **Date/Time June Meeting**

- July 10th – 7:00 p.m. - Pool area
- In case of inclement weather, the alternate location is 1018 Big Pine Key.

**\* A vote was taken by the attending board members in regards to allowing Jan Tinney to usurp the covenants and restrictions in regards to her roof. The voting Board declined to approve Ms. Tinney’s request**

Adjourn

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