



**Homeowners Association Meeting Minutes  
Tuesday, October 21, 2014  
Pool Area at 7:00 PM**

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

**Absent:** Pete Migone

**Homeowners:** Leslie Parker, George Garcia, Ann Farra

**Call to Order**

- Jerry called the meeting to order.

**Approval of Minutes for the September Board Meeting**

- Approved

**ARC**

- **Lot 8, 459 Selva Lakes Circle (SLC) regarding the use of hardiboard** - The homeowner attended to discuss and address any questions of the Board Members. **Action Item:** Dana, Jerry and Janet will look at 467 SLC, where hardie board was used on the back of the home. (An ARC request was not submitted for 467, as the homeowner was new to the area and was not aware of the rule. Therefore, the use of hardie board on the home was not reviewed/approved by the ARC). Once this review is complete, the Board Members will vote to approve/disapprove the ARC request for lot 8.
- **Lot 83, 524 Pelican Key regarding an ARC request** – Dana reviewed the ARC request and the Board Members discussed and voted. Dana will communicate the results of the vote to the homeowner and document the ARC request with the information, per current ARC procedures.
- **ARC protocol regarding letters and signed copies of ARC requests**
  - Jerry requested that the ARC representative add the date, lot number and address on the letters before sending to him.
  - Jerry needs a copy of all signed and completed ARC requests for his records.

**Placement of Pool Parking Only Signage**

- The towing company placed their sign in the wrong location. Don attached the custom Selva Lakes sign to the towing company sign post and moved it to the correct location. This item is now complete.

**Update from Lakes Committee**

- Janet provided an update on the progress since the September Board Meeting. 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. Janet gave an update on their opinion of the cause of the erosion, recommended solutions, and required permits. Janet was given an estimated cost of

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\$10K. Next steps: **Action Items:** 1. Obtain a legal opinion from our attorney regarding who is responsible for the costs of correcting the erosion problem. (The Association or the affected Homeowners). 2. Obtain two written bids.

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

- Deb reviewed the open items on the Action Item Log. She will be update the document and send it to all Board Members.

### Financial Report

- Gabe passed out copies of the Dues Outstanding report. One homeowner with a large amount owed was discussed.
  - **Action Item:** Jerry will pursue this with Banda.
- Gabe passed out copies of the Financial Reports to the Board members present at the meeting. He discussed several one-time invoices for a repair at the pool and a repair of an underground pipe on the common grounds irrigation system. Gabe also received and invoice from the attorney who is working on the Revitalization.

### Pool and Landscaping

- Sonny pointed out the pool ladder which was broken has now been replaced.
- Sonny briefly discussed the replacement of the underground pipe for the common grounds irrigation system.

### New Business

- The ARC specification currently posted on SelvaLakes.com incorrectly shows grotto gray as the garage door color on the Rayhani garage doors. The correct color is Deep Silver. **Action Items:** 1. Don will revise the PDF document and sent it to BJ. 2. BJ will remove the incorrect specs and add the corrected one.
- It was noted that the light was out at the entrance to Selva Lakes. **Action Item:** Sonny will see that the light is replaced/fixed.

### Old Business

- The Annual Meeting is scheduled for November 13, at Adele Grage. All Board Members should attend. **Action Item:** Deb will pick up the key.
- The eight Board Members in attendance voted to add the Revitalization to the November meeting agenda. All present, as shown above in Attending, voted Yea. One Board Member, Pete, was not in attendance. The vote was in favor of adding the Revitalization to the November Annual Meeting.
- Pool Keys Discussion
  - Due to the large agenda for the Oct. meeting, this discussion will be moved to the January meeting. **Action Item:** Jerry will add to the January, 2015 Board Meeting Agenda.

### Date/Time September Meeting

- Thursday, November 13 – 7:00 p.m. – Adele Grage.

### Adjourn

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