

Selva Lakes

Homeowners Association Meeting Minutes Tuesday, October 11, 2016

Location/Time: Pool Area, 7 PM

In Attendance: Peter Mignone, Don Fadel, Gabe Farra, Norianne Wright and Janet Allen

Participants in Attendance: Wendy Mignone, Matt Dailey, Ann Watts 603 Selva Lakes Circle.

Call to Order: 7:00 PM

Approval of Minutes of September 2016 Meeting: Minutes were approved with corrections requested by Gabe

ARC Committee Report:

- Wendy discussed a video that most Board members viewed that would further streamline the ARC process. There are two different options; one for ARC Violations and one for ARC requests. There is an initial fee, an ongoing fee, and a fee per letter. Janet Allen commented that before the Board spent money on a ARC process they should first follow through with completing the attorney approval on the ARC process. In addition, Janet felt that there were many project management tasks that needed to be done, i.e., the fence, the sign, cracks in the pool and we should revisit hiring a management company. No other Board Members had comments and the ARC Software was tabled.
- Matt proposed offering architectural shingles to Reyhani homeowners even if both adjoining roofs are not replaced at the same time. This is change from the existing rule. Four out of five Board Members agreed. Matt will write a new rule for approval.
- The Materials Committee will send out an email regarding their findings for a vote/rule approval.

Resident Concern:

- A resident is selling her home and has concerns about some of the properties. She has received negative comments from prospective buyers; not about her home, but about the condition of nearby homes and yards. The Board agreed to review the status of the ARC violations.

Landscape Committee Report:

- The perimeter fence on Plaza Rd is in need of immediate repair in sections and the entire fence needs to be replaced very soon. We are having issues with the City of Atlantic Beach in obtaining a permit to repair the sections and there is a delay with getting repair people out to our property. The repair cost for the sections needing immediate replacement is \$1,100.00. The Board voted to move forward with the repair, ASAP. The Board also voted to begin obtaining quotes and permits to replace the all of the perimeter fence soon thereafter.

Committee Report:

- Norianne discussed food and drinks for the Annual Meeting. The Board agreed to purchase wine for the Annual Meeting.

Next Meeting: Annual Meeting November 1, 2016 at Adele Grage Cultural Center at 7 PM

Adjourn at 8:30 PM