

Fountainview Homeowner's Association, Inc.

Board of Director's Meeting Minutes

October 6, 2011

6:15 p.m.

I. Call to order

Jeff Paules called the meeting to order at 6:15p.m.

II. Roll call

Jeff Paules, Pam Arnold, Debbie Vessa and Linda Shein from Sunshine Management were in attendance. Jeremy Baughman and Tammy Bell were not in attendance.

III. Open Items

- (a) Website – The webmaster is working on the website. He was waiting for photographs and the rainy season was prohibitive. Linda will advise when everyone can view the preliminary site for the community. It was suggested that photographs will be changed from time to time and seasonal changes will be expected.
- (b) Domestic Pet Limitation & Covenant Mailer – It was discussed that a notice should be sent to all homeowners regarding the pet limitation of (2) domestic animals per household. Pam drafted the letter for distribution and will also include the Architectural Guideline rule to submit an application when making changes within the community. In addition, the Board discussed delinquencies and the policy to enforce a Notice of Intent to Create a Lien after 3 missed payments. Sunshine will send out demand letters and after 30 days, the homeowners will be turned over to collections, at the expense of the homeowner. Linda will get the mailing out regarding the pet limitations and covenant enforcement issues.

Discussion took place regarding the \$150.00 fine that can be imposed on a homeowner that does not comply with the proper procedure regarding the ARC guidelines for the Fountainview HOA.

Homeowners and their tenants will be receiving any violations from this meeting forward, to ensure that both parties have the necessary violation on the property.

- (c) Park/Open Space “Rules” Sign – Jeff Paules is taking care of placement of the signs throughout the community and asked for input regarding the same. There will be a sign at the entrance near the townhomes, which is near the entrance.
- (d) Planning for Halloween Flyer Distribution – The Board decided that Debbie Vessa would provide the draft of the Notice, send it out via email and then it would be

delivered to each homeowner on orange construction paper as done in the past. Jeff Paules volunteered to take this project. In addition, a copy will be placed at the Communication Board. Debbie agreed to the October 16th deadline.

- (e) Picnic tables – The tables will be set in the grass and anchored down in the pavilion. The exact locations were given to Jeff Paules for his reference. It was agreed that until the signs were delivered, the concrete project would wait, and all of it could be accomplished at one time. At this time Jeff is having some issues with permanent attachment so it was decided that it will not be necessary.
- (f) Volleyball Court Renovation – Three quotes were obtained, and this project will be on hold until spring 2012.
- (g) Gleason – Lien Filing – Sunshine Management has given the ledger and lien information on the family to Mr. Heffner for filing at the court house. Once received, Linda will forward a copy of the lien information.
- (h) The sandbox project was completed at the tot lot. Many of the homeowners have been taking their children to the sandbox, and it has got a lot of use.
- (i) Proposals on a new pavilion – Discussion took place on arriving at a decision on a size and placement of a new pavilion at the tot lot which would include a stone base. Pam Arnold will advise the board once she receives pricing information (the same entity that provided the sand box “Brent”), and, the approval. In addition, at least four tables would be purchased to be housed at the pavilion.
- (j) Trees-Landscaping at Tot Lot – The Board decided to wait until spring 2012 to start planting the trees. Cleaveland Pear Trees are a good option. Tabled.
- (k) Solar Light Project – Pam was unable to come up with a viable light for the pavilions as previously discussed. She asked if anyone else had ideas, and the board decided that they did not need the lights at this time.

Adjournment:

The meeting adjourned at 8:10 p.m.

Minutes submitted by: Linda Shein, CMCA, AMS - Community Property Manager