

Fountainview Homeowners' Association, Inc.

May 20, 2014

The Board of Directors of the Fountainview Homeowners' Association met on Tuesday, May 20, 2014 at 7:00 p.m. at the offices of DynaCorp, Inc. Board members present were Debbie Vessa, President; Regina Miller, Vice President; Pamela Arnold, Secretary/Treasurer; Charles Young, and Steven Walters. Mozelle Campos, Property Manager, from Sunshine Management was present.

The meeting was called to order by Debbie Vessa at 7:00 p.m. The following items were discussed:

- 1) Collections/Legal Fees: Pam Arnold told the Board that the number of accounts in Collections with the Elmore, Throop & Young, PC, Attorneys, is now down to four (4). While we have made progress with the Collection efforts, the accounts remaining are the most severely delinquent. In addition, the Board continues to incur legal costs associated with lien filings, judgments, wage garnishments, etc. Discussion took place as to the collection of attorneys' fees from the homeowners. The Board will research the contract with Elmore Throop to determine if all efforts are being made to collect the legal costs associated with the collection as well as the delinquent dues. Homeowners were advised that should an account remain unpaid, they would be responsible for legal fees.
- 2) Eligibility of Nominees to the Board: The board reviewed the current list of nominees. They are as follows: David King, Mike Holler, Brian Kelley, Amy Paules, Lisa Noel, Karen Saunders, who were all nominated from the floor at the Annual Meeting. In addition, Pam Arnold was nominated by Debbie Vessa at a later date and Pam accepted the nomination. After a detailed discussion, it was determined by the Board that all nominees were eligible with the exception of David King. The Board found that because David is not a Homeowner, he does not qualify to serve on the board as outlined in the By-Laws, Article III, Section 3.1.2.
- 3) Election Process: Steven Walters made a motion, given the number of openings on the Board and the number of nominations, to accept all qualified nominations as members and forego the voting process in an effort to expedite the election process. Seconded by Debbie Vessa, unanimously approved. New members each having a three (3) year term are as follows: Mike Holler, Brian Kelley, Amy Paules, Lisa Noel, Karen Saunders, and Pam Arnold. The new members will be notified by the Board.
- 4) Election of Officers: After discussion the Board agreed to postpone the election of officers until the first meeting of the new board to be held on June 26, 2014 at 6:00 p.m. at the offices of DynaCorp, Inc.

- 5) Outdoor Grills: After a detailed discussion and thorough review of the Declarations, the Board agreed that Outdoor grills will no longer be considered “bulk items” as stated in the Declarations, Article IX. Section I. (18). Letters, which will include safety tips for gas grills, will be mailed to Homeowners Jeremy Baughman and Cheryl Page informing them that they are not in violation of the Declarations for storing the grills on their front porches. It was agreed that the Board would suggest to each homeowner that they put a cover on the grill when not in use.

As a safety measure, the Board recommends that the use of grills, whether gas, charcoal, or other, be a minimum of 10 feet away from any home or building.

- 6) Trailers: A brief discussion was held regarding Trailers. The Board agreed that the Declarations are clear that trailers, whether permanent or temporary, are not permitted. This issue was tabled until the next Board meeting for further discussion.
- 7) Next Meeting: The next meeting will be held on Thursday, June 26, 2014, at 6:00 p.m. at the offices of DynaCorp, Inc.
- 8) Adjournment: The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Pamela S. Arnold