

INDEPENDENCE HOMEOWNERS ASSOCIATION

MONTHLY BOARD MEETING MINUTES

April 28, 2010

María Valentín, President of the Homeowners Association called the meeting to order at 6:30. Five members present at meeting (quorum established):

María Valentín
Linda Heald

Charlie Teran
Jenny Franco

Colleen Havican

Absent:

Sean Fine

Approval of Minutes: The Board members approved March's meeting minutes upon making the following correction. Under Status of Financials, introductory sentence will read: "María stated that the Board would consider appointing a receiver of rents."

Updates from the President:

Prior to commence discussions, María presented the following motion:" in order to properly evaluate sales and rental applications coming through, these would be reviewed within a 30-45 days window once a completed application was received at Banyan. Providing that the application were to be approved and all paperwork was in order, the applicants would then be invited to the following Board meeting for an orientation. All those applications which are signed off-site of Banyan's office must be notarized. (re: people who live out of state). " The motion was second by Linda; motion passed unanimously

Old Business:

Gate Issues:

The Cove

The gates are to be removed and repaired by next week.

Landscaping:

- All dead bushes along 62nd were replaced
- The parks were weeded; a proposal was requested to revive the main "island" (at the main entrance Jog & 62nd)

- The bushes surrounding the pool will be trimmed “lower” to provide a better view of the same and deter any malicious activity. This issue is a carry over from the March meeting.

Violations:

- Mike Heald volunteered to join the committee
- Letters will be sent out to those residents who own pit bulls
- Colleen and Mike will be touring the community making notes of violations to be addressed with the initial focus being vacant homes.

New Business:

- A guest speaker from Sachs Sax and Caplan was not able to make it to the meeting.

Open Forum:

- Item mentioned to the Board was to have the walls at the Jog Road main entrance and the walls to the entrances of the individual communities (The Cove and The Point) pressured cleaned to improve appearance.

Meeting adjourned at 7:05 p.m. The next regular Board meeting will be on Wednesday, May 26, 2010.