

Independence HOA Minutes

Board of Directors Meeting

June 24, 2009

Maria Valentin, President of the Association, called the meeting to order at 6:35 P.M. Present at the meeting were:

Jenny Franco, Sean Fine and Charlie Teran.

Absent from the meeting were:

Jason Richards, Robert Maldonado, Colleen Havican

Approval of Minutes:

The May minutes were reviewed and approved by Board Committee members, Jenny seconded the motion and the minutes were approved. .

Update from the President:

Replacing of current law firm: Maria informed the Board members that due to restructuring of Moyle, Flannigan and Katz, Esq., our law firm, she recommended that we start looking for a new law firm to represent our community. Moyle, Flannigan and Katz are unable to provide our community with the appropriate legal serve due to lack support. Maria is going to interview several law firms and make a recommendation for the Board to consider. She will have further information for the Board to review at our next meeting.

Status on Financial: Maria provided a summary of our current financial situation. Due to the many homeowners in default with their HOA dues, we are in a serious financial situation. We are unable to collect sufficient dues monthly to pay for our services. . We are looking at our expenses to make a determination on how to handle our financial crisis. We should have more information at our next meeting.

Maria suggested that we can take over the foreclosed homes and see if we can assume the homes and rent on behalf of Independence. The rent will come into the association and we can use these funds to offset our expenses. Maria will be looking into this and provide a detailed summary on the advantages/disadvantages of this venture. More to follow.

Update of Maintenance Personnel: Jimmy is keeping the property up to date. A recommendation to put garbage can on NW 62nd to pickup the garbage that is thrown on this street. The bathroom door is still waiting for repairs. We are waiting for feedback from Robert to see how we can proceed. We need to get a listing of the abandoned homes and see how we can "beautify".

Introduction of new Landscaper

Shirley introduced Mr. Victor Bravo, owner, of The Green Cactus. Maria asked Mr. Bravo about our weed issues and how we can improve our property appearance. Mr. Bravo shared with the Board that we have a serious weed problem and it would take several months to get this problem resolved. Maria asked about our irrigation issue and suggested a proposal. Maria inquired about our shrub situation. Some of our shrubs can be saved but others would have to be removed. Sean Fine inquired about shrubs that line NW 62nd in an area where there is an easement and vehicles are driving through. Mr. Bravo recommended that we purchase “coco plums” shrubbery to block the area or create a barrier that would prevent cars from coming through. Maria requested that the following be done by next meeting:

Irrigation Quote

1st week in July to fertilize the property

Dispose of dead palm trees and replace with new ones.

Shirley Wiley – Property Manager for Banyan Property

Status of letters to owners who are not current on their qtrly assessments: Shirley to follow up with Maria. Has not had an opportunity to get these out.

Property Violations: Shirley and Jim Acker drove thru the property and created a list of violators. She will be updating the violators log and sending notices. Jim was concerned on how we are addressing violators. We have not taken an assertive role in bringing our violators to justice. Discussion with the security committee and putting an action plan together is needed. We have an owner who owes us \$500.00 for damages to the gate and we have not gotten resolution on this matter. The Board is reminded that when TEM is called to service our gates the cost is quite astronomical and we need to make an effort to recover our loses expeditiously. Suggestion to get the police to come when we have a violation was voiced by all present. Working with our civil workers was highly recommended. We need Jason’s input on this.

A suggestion to post violation signs in our public areas was recommended by the Board members and residents. A recommendation to post notices near the gate arms indicating that there will be a charge of \$250.00 for any violation and notification to Palm Beach Sheriff’s Office was voiced by all present. The sign will state something like “violators will be prosecuted and fined a minimum of \$250.00” for damages to the gates. We hope that a notice of this nature will discourage violators from vandalizing our community.

Gates: Shirley provided the Board with a quote to repair the gate arms. The quote from TEM is \$410.50 to replace the arm and a quote of \$625.30 to replace the gate motor and parts for the Cove. Much discussion took place but a resolution was not passed.

Bathroom Repairs: All bathroom repairs have been done by Jimmy.

There being no further items brought up for discussion the meeting adjourned at 7:40 p.m. Next meeting to follow on Wednesday, July 29th at 6:30 p.m.