

INDEPENDENCE HOA MINUTES

BOARD OF DIRECTORS MEETING

May 26, 2009

Maria Valentin, President of the Association, called the meeting to order at 6:34 P.M. Also present were Maria Valentin, Jason Richards, Katie Bogle, Robert Maldonado, Sean Fine, Colleen Havican, Charlie Teran, and Jenny Franco. Sean Fine was absent. The minutes were recorded by Shirley Wiley, Licensed Community Association Manager for Banyan Property Management, Inc.

Maria Valentin updated the resident's on current issues and events.

On a motion duly made by Jenny Franco seconded by Jason Richards the minutes from the April 15, 2009 and January 21, 2009 meetings were unanimously approved by the Board of Directors.

Maria Valentin informed the board that she had reviewed current vendor contracts and obtained new proposals. The board discussed discontinuing several vendors and hiring a full time maintenance person that would be employed by Banyan and assigned to Independence Community. James Valazquez (Jimmy) was introduced and welcomed by the Board. They discussed his duties and qualifications. On a motion duly made by Jason Richards, seconded by Maria Valentin, the board unanimously approved hiring a full time maintenance person.

OLD BUSINESS

- A. The board discussed the continuing vandalism in the restrooms; Robert Maldonado agreed to work with Shirley in securing the grates in the doors.
- B. Unregistered tenants and owners were discussed. The board requested Shirley to mail out letters to inform everyone that gate clickers would be turned off for every home that is NOT current with their assessments. It was further agreed to allow a 30 grace period from the date of the letter for payments in full and/or payment arrangements.
- C. Maria Valentin and Jenny Franco discussed residents that are past due with their assessments. They reported currently 244 residents are past due, the amount is \$364,231.38.
- D. Broken entrance gates were discussed.
- E. Maria Valentin told the board the irrigation system on the Point side had been repaired at no cost by Jimmy and Victor from Green Cactus.

NEW BUSINESS

- A. Maria Valentin asked for a board member to volunteer to monitor the Independence web site, Charles Teran volunteered. It was agreed that he will forward the emails to Shirley Wiley to respond and follow-up.
- B. Jenny Franco and Maria Valentin discussed the importance of closing the bank accounts that were tied to Prime Management. They recommended moving the accounts to Anchor Bank, Maria informed everyone there would not be a charge for the first coupon. On a motion duly made by Jenny Franco, seconded by Maria Valentin the board unanimously agreed to move the accounts and lock box to Anchor Bank.
- C. Maria Valentin informed everyone future meetings would be held on the 4th Wednesday of every month, 6:30 PM at the Banyan Property Management office.
- D. Replacing entrance pool gate locks and keys was tabled for duly made future discussion.
- E. The board stressed the importance of calling the “gate” phone for all broken gates and/or gate issues. (561) **779-5167**.

OPEN FORUM

Several residents discussed issues and opinions on vandalism, Comcast Cable TV, and delinquencies.

ADJOURNMENT

There being no further business before the Board, on a motion duly made by Jason Richards, seconded by Robert Maldonado and unanimously approved, the meeting was adjourned at 8:15 PM.