

## **Independence HOA Minutes**

### **Board of Directors Meeting**

**August 25, 2010**

Maria Valentin, President of the Association, called the meeting to order at 6:45 P.M. Present at the meeting were:

Maria Valentin, Jenny Franco, Sean Fine, Colleen Havican, Linda Heald, and Charlie Teran

Guest: V. Claire Wyant-Cortez, Attorney at Law, Hiley & Wyant-Cortez, PA

#### **Approval of Minutes:**

The June minutes were reviewed but not approved. The Minutes are to be approved at the October meeting once the Board members have had an opportunity to review its content.

#### **Financials:**

Jenny informed the members that the financial position is improving. We are receiving more revenue from the owners and some from delinquent accounts. We hope that our 4<sup>th</sup> quarter is a favorable quarter for the association.

#### **Update from the President:**

#### **Old Business**

- **Violations:** Shirley provided the Board with resolution on several violators. The Board agreed that violations should be addressed and resolved within 30 days of notification. Our attorney Claire Wyant-Cortez provided direction on how to handle violations. She recommended for the Board to put together a resolution process for the various violations and attach a time frame and a payment schedule. This to be approved by the Board and enforced by the violations committee once formed. Due to lack of volunteers we have not been able to take a pro-active approach in enforcing violations.
- **Landscaping:** - Maria informed the Board members that she has been working with the Landscaper to replace some foliage and lay down some mulch. We have replaced some plants and have added mulch throughout the community to make it more esthetic. Our landscaper has pruned some trees and shrubs throughout the community. Due to severe weather we had some trees and branches fall and a tree fell in a resident's home. Our landscaper was generous enough and removed the debris at no cost to the HOA. The community is looking quite spruced up.
- **Pool Fence Replacement:** We have incurred a tremendous expense this year in repairs to our pools, gates and cameras due to vandalism. Due to constant vandalism, we had to invest in raising the fences and changing the entrance gates to our pools and securing our camera's. This initiative should help minimize the vandalism in our community. We will also be changing the pool gate entrances to a secured key with the hopes that this will minimize trespassers and violations to our pools. All homeowners in good standing will receive one key per household. Homeowners that are delinquent in their HOA fees, will have to bring their accounts to good standing to receive a key. If the key is lost their will be a replacement cost of \$100.00 for a replacement key to be reissued.

- **Independence Entrance mural:** Shirley informed the Board that the “C” in our entrance mural representing the word Community in our signage was backordered and we were waiting for its delivery. The letter “C” in the word Community was missing and needed to be replaced.

#### **New Business**

- **PBSO:** Sean informed the Board that due to the increase in vandalism and theft to our community, we found it necessary to hire Palm Beach Sherriff Office to patrol our streets. We are hopeful that by having the sheriff’s patrolling our streets with schedules covering all shifts, we can bring this problem to a halt. A special Thank You to Sean Fine, who has taken the initiative to oversee this task. Sean is a Fireman and Paramedic and has a good understanding of how our civil services departments operate. He is passionate about our community and cares for all of the residents, and in this role he will be working very closely with the sheriff’s departments and ensuring our property is protected.

**Sean made motion to approve, Maria second, all in favor.**

- **Annual Election:** The Board agreed that the notices will go out so homeowners can elect their 2011 Board members. The date was defined as Wednesday, September 22<sup>nd</sup> at 7:00 p.m. Shirley asked that those that were running for the Board to provide her with a short summary of their credentials so it can be included in the notices.
- **Amended and Restated By-Laws Changes:** Our attorney, Claire Wyant-Cortez, provided the Board members with an explanation of our Declaration, By Laws and Rules and Regulations, what each of these documents represent and what power the Board has to change or not change. Our By-Laws required some changes to the verbiage and she discussed the sections that should be amended. As a group we covered the items addressed and change language to meet our communities’ needs. Claire will make the amendment changes and file with the appropriate county and provide us with a copy once the changes have been made. Homeowners will be able to obtain a copy of the revised document once it has been filed to the county.

**Maria made motion to approve, Sean second, all in favor.**

- **Application/Orientation Changes:** Effective immediately new homeowners moving into Independence will have a one-on-one orientation with our Property Manager, Shirley Wiley, from Banyan Properties instead of having an orientation at a monthly Board meeting. For individuals seeking to rent in our community, new requirements have been set forth for all to follow. A copy of this new application was provided to Linda and Jenny for their review. Banyan will ensure that all rentals will adhere to these new guidelines and will only forward applications to the rental committee who meet these criteria for review. On the application there is a statement that “no one with a felony conviction will be accepted”. The Board felt that this was a bit harsh. Our attorney was going to provide us with a guide for reviewing felonies to help us make educated decisions.

**Sean made motion to approve, Maria second, all in favor.**

There being no other items brought up for discussion, the meeting adjourned at 8:35 p.m. The Annual Meeting is scheduled September 22, 2010 at 7:00 p.m. Next monthly meeting of the Board of Directors is scheduled for Wednesday, October 27, 2010 at 6:30 p.m.