

Tequesta Hills Condominium Association, Inc.

Board Meeting

Tuesday August 23, 2016 at 6:00 PM

Location: Tequesta Recreation Center
339 Seabrook Road
Tequesta, FL 33468

APPROVED

1. The Meeting was called to order at 6:03 pm by Pat Halty and quorum was established.

Directors Present: Debbie Boyson, Pat Halty, Susan Knapp and Lynn Weidman

Directors Absent: Diana Megna

Management Present: Summer Jasser, LCAM and Courtney Hagins, LCAM

2. Approval of the prior meeting minutes. The Board reviewed the minutes from the August 4, 2016 meeting. **MOTION:** Susan Knapp made a motion seconded by Lynn Weidman to and approve the minutes as submitted for the August 4, 2016 meeting. The motion carried 4-0.
3. The purpose of the meeting was to discuss the special assessment for the replacement of fences, dumpster enclosures, repaving the driveways and parking areas.

The Board of Directors have hired Bulldog Fence of Florida to tear down and replace the fences. Representatives from Bulldog were at the meeting to answer questions and address items that needed attention prior to starting the project.

Owners need to remove all electrical and plumbing fixtures on fences including all other appurtenances before the fence project starts. Owners would be responsible for removal anything that is an “add on” and are responsible for courtyard items. When the fence is down it will be exposed until a new fence is in place.

Bulldog Fences offered tips for landscaping. Owners should address all personalized landscaping. For example, Arecas should be removed, or at the very least all slanted arms cut away. In Bulldogs words, “they are fences killers.” There should be 24 inches between the plant and the fence is the standard rule for all vegetation. Another example is Bougainvillea—remove them or cut low to the ground. Anything that touches the fence needs to be cut away

The Board of Directors discussed adding a light of credit with Valley National in the amount of \$500,000. Debbie Boyson would be researching on how to get the best raised to fund the project until all payments are made. The Board also discussed two payment plans for owners: payment in full or payment over a period of two years. If the owner sells the property the Special Assessment must be paid in full at closing.

Pay in Full: \$3,550.00 Due November 8, 2016 Full Amount Due

Two-Year Payment Plan: \$4,000.00

1st Payment	\$600.00	Due	November 8	2016
2nd Payment	\$425.00	Due	February 1	2017
3rd Payment	\$425.00	Due	May 1	2017
4th Payment	\$425.00	Due	August 1	2017
5th Payment	\$425.00	Due	November 1	2017
6th Payment	\$425.00	Due	February 1	2018
7th Payment	\$425.00	Due	May 1	2018
8th Payment	\$425.00	Due	August 1	2018
9th Payment	\$425.00	Due	November 1	2018

The fence project will start once the Contractor and materials are available with permits in place. Detailed information will be sent out with the September quarterly billing.

Motion to approve project and special assessment

MOTION: There being no further business the meeting was adjourned at 8:05 p.m.

Respectfully submitted by:

Tequesta Hills Condominium Association, Inc.