

**TEQUESTA HILLS CONDOMINIUM ASSOCIATION, INC.**  
**ORGANIZATIONAL MEETING**  
**Located at the Tequesta Hills Community Pool**  
**3900 County Line Road**  
**Tequesta, Florida**  
**March 30, 2017**  
**OFFICIAL MINUTES**

The Meeting was called to order at 6:00 pm by Laura Carlisle

Directors Present: Marion Salpeter, Susan Knapp, Tracy Byrd and Diana Megna

Directors Absent: None

Management Present: Laura Carlisle, LCAM

The Board announced that two Board Members had resigned leaving an opening for another Board Member. Donita Smith volunteered to serve on the Board.

MOTION: Susan Knapp made a motion seconded by Marion Salpeter to appoint Donita Smith to the Board of Directors. The motion carried 4 to 0.

The Board of Directors tabled the approval of the minutes at this time.

The Board of Directors keep an update on the fencing project. They asked homeowners to continue to send work orders to the management company in order to keep up with the issues during the fencing project. Susan Knapp explained that there were many issues and have requested an engineer provide a bid to look over work that the fencing company had done.

MOTION: Susan Knapp made a motion seconded by Donita Smith to hire Four Jays Engineering to review the fence project. The motion carried 5 to 0.

The board discussed the staining colors and asked management to update the cost for the staining of the fence. Sherwin-Williams has a discount of 40% off in April, which is also done four to five times per year, so the board will pay for the paint in advance of approving the contract.

The board discussed the East fence and agreed that if money was left over it could be replaced with a chain link and wood fence after going out to the membership for a vote and Sea Grapes if needed. This will be discussed further when the time comes around.

Laura Carlisle recommended to the board to hire an engineer in order to help them with projects. All bids are being updated at this time

Diana Megna gave an update to the members present that residents are renting without notifying the management company and reminded residents to submit an application if they are renting.

The board discussed sending a grandfather letter to the community in order to clean up violations that have been ignored in the past such as trucks, motorcycles, and pets. The board will send out a letter to the community and begin enforcing the restrictions on trucks, motorcycles, and pets.

The board discussed the unit numbers for the gates and painting them beige versus black. It was suggested that the painted black because it would be easier to see by emergency vehicles at night.

The board discussed suspending membership voting rights of anyone who is 90 days past due on their assessments.

MOTION: Diana Megna made a motion seconded by Donita Smith to suspend any members voting rights who is delinquent over 90 days in their assessments to the Association. The motion carried 5 to 0

Diana Megna thanked the volunteers for all the work they've done including cleaning and fixing plexiglass of bulletin board, cleaning mail boxes, general cleaning on property and doing everything that she had asked of them. The board discussed the pool resurfacing and heating. The board will have to consider the cost of heating the pool either by solar or heater. The Board is planning on resurfacing the pool next year.

The Board discussed instituting a parking pass system for the community. The Board will research this further.

The Board of Directors will be putting together a Fining Committee but needs volunteers. Diana Megna asked the owners that if anyone is interested to contact her.

MOTION: Susan Knapp made a motion seconded by Donita Smith to appoint a Fining Committee. The Motion carried 5 to 0.

The Board discussed the website and asked that the minutes be updated and placed on the site as well as the documents to the community.

There being no further business the meeting was adjourned at 7:44 pm.

Respectfully submitted by:

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Tequesta Hills Condominium Association, Inc.