

Town Oaks Homeowner's Association, Inc.
October 11, 2017 – 6:30 pm
Board of Directors Meeting
Sea Breeze Community Management Services

MINUTES

APPROVED

A. Call To Order

The meeting was called to order at 6:30 pm

Directors Present: Patricia Stack, Terry Jonethis, Alison Stanavitch, and Chet Miller

Management: Sea Breeze CMS Courtney Hagins LCAM

*Prior to Roll Call, Curtis Cook excused himself from the meeting when he was advised of his suspension from the Board of Directors in accordance with the Florida Statutes 720.3033.

B. Reading of previous minutes or motion to approve:

The August 10, 2017 meeting minutes were presented. It was noted that the change of officers needed to be included.

President	Patricia Stack
Vice President	Terry Jonethis
Secretary	Alison Stanavitch
Treasurer	Chet Miller
Member at Large	Curtis Cook

A motion was made and seconded to accept the minutes as amended. Motion approved.

C. Financial Reports:

The Board reviewed the August report. A motion was made and seconded to accept the report as presented. Motion approved.

D. President's Report:

Referred to New and Unfinished Business.

E. Property Manager Report

- Legal Updates: The Board reviewed the legal status on accounts that were in collections.
- Violations: Updates, additions, and deletions are ongoing.

F. New and Unfinished Business

Board President, Patricia Stack, discussed the following:

1. The audit is completed and approved.
2. Audit will now be every three years.
3. Budget will balance out.
4. The budget meeting will be in December.
5. Minutes of August meeting to be posted to web page.
6. Insurance renewal is January 1. Proposals are being obtained.
7. The Board approved Comcast Contract effective January 1, 2018:
 - Video Bulk 2 outlets per unit
 - 2 High Definition Digital Receivers and 2 Remote Controls per unit
 - Internet Bulk Service
 - Comcast is sending a letter directly to owners.
8. Board to be sent monthly bank statements.
9. Lawn service:
 - Trim hedges every month front & side
 - Raking is two (2) times per year February & March
 - Walk through once a month Board member and 1 arc member
10. Violation with some residents some will be brought to code
11. Amendments to the Declarations, & Bylaws
 - Allowing trucks (requires 75% of membership to approve)
 - Audit – every three years
 - Rentals – restrict to owners must live in the unit 2 years before renting out.

G. Other Business as may come before the Board – Q&A

Owners present discussed landscaping issues. A notice for removing the shutters will be posted on the entrance sign at the end of October.

Monthly Board Meetings- Second Wednesday each month. The next meeting will be November 8, 2017

There being no further discussion, the meeting was adjourned at 8:00 pm.