

# **Cresthaven Condominium Townhomes Section 5, Inc.**

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## **Meeting Minutes**

**May 10, 2017**

### **APPROVED**

The Meeting was called to order at 10:00am by Marie Tiberio. Those present were Velynda Baker and Kennie Beck.

The order of the meeting was adjusted to announce; last meeting Linda Walsh had resigned from the board however there was no Motion nor approval to accept her resignation. Upon further thought, Linda Walsh has taken back her resignation and has decided to stay on the board as an Officer. Marie Tiberio will continue to be the acting President. Linda Walsh Vice President, Velynda Baker is Treasure all whom will be signers on the checking accounts, Kennie Beck is Secretary. Al Shemo is acting Director.

Marie motioned for Linda to stay on the board, Velynda seconded and all in favor.

Marie mentioned another unit owner Al Shemo in Unit 8 had mentioned he would like to be on the Board as a Director. He has extensive knowledge of the Rules and Regulations and has prior board experience. Linda motioned to accept Al onto the 2017 board of Directors, Velynda seconded and all in favor.

Minutes from April 2017 were reviewed. Linda made a motion to approve, Velynda seconded, all in favor. They will be posted on the web site.

Aged owner report given. Linda motioned to have 2 units moved towards collection with the attorney. Velynda seconded and all in favor.

Old Business- Termite inspection status; out of the units tested, (6) units have active termites. These units will be notified via a letter, and a phone call from a Board member. The letter will give them information on what will occur for treatment, and the fact that they have to be out of the unit for one (1) hr.

The remaining units that have not been inspected, due to no keys or file or no one being home, will be sent a certified letter letting them know the next and final date for this inspection. All units need to be inspected and treated for termites if found. This is necessary and prudent.

The subject of the treatment solution was discussed along with the question of the possibility of the fumes going into the next door unit. The Manager will get it in writing from the Treating Company that it is safe, and there is a fire wall between the units which prevents anything from seeping through.

The new vegetation location is on the NE end of the community. Bids are being secured to build an enclosure with plantings, making it as appealing as possible. This will be done within the next month.

It was addressed that no one is permitted to put out any vegetation back in the front area. All clippings need to be taken to that particular assigned area.

Electric poles, and the bid for the repair of the damaged boxes, was discussed. A bid for \$480.00 to repair #22 poles was presented. The board asked for one more bid, then a decision will be made moving forward. This is not a necessary emergency but needs to get done soon.

Tow away signs (7) have been placed in all the cull de sacs. All board members, as well as the Manager, all are able to call in a tow if necessary. It was asked about the tow sign and who can call in a tow. Palm Beach County Consumer Affairs division states that it is a law that if anyone calls in for a tow, that it be one of the 'authorized person on a list making that call'. Therefore if anyone sees and makes a call, they will be directed to call their Management Company or their Homeowners Association.

Linda made a motion to have a Warning Sticker go on the vehicle first prior to the initial tow. One (1) warning will be given. If that vehicle is seen again parked illegally they will not be given any more warnings but towed automatically moving forward. Kennie seconded the motion and all in favor.

This information will be posted in the upcoming newsletter, on the BB temporarily, and posted in the minutes on the web site.

Rodent sightings, if anyone sees a rodent, they are asked to call Sea Breeze CMS. It was asked to please do not go out and buy a trap, as we currently have bait boxes to handle this issue if needed.

Linda made a motion that as of May 10, 2017 no more trucks or pickups will be permitted to be parked on the property. Anyone having a truck or a pickup as of this date, can be 'grandfathered' in providing they contact Sea Breeze CMS with the VIN number, and the name and address of the owner. Once that truck or pickup is not working or doesn't exist, the permission ceases to exist and they cannot apply for another one. The unit owners will have until July 1<sup>st</sup> 2017 to provide this information to Sea Breeze. After that date there will be no more 'grandfather' privileges offered. Velynda seconded it and all in favor.

Club House rental was discussed. Velynda volunteered to head a committee to make a check list of what needs to be looked at both prior to the event and afterwards. This will assist in the party being able to get their security deposit back and a clean club house.

Having no further business, AT 11:30 AM Marie made a motion to adjourn, Kennie seconded it and all in favor. This is the last meeting until September 2017.

Respectfully submitted  
Peggy Martin, LCAM