

**TEQUESTA HILLS CONDOMINIUM ASSOCIATION, INC.**  
**ORGANIZATIONAL MEETING**  
**Located at the Tequesta Recreation Center**  
**339 Seabrook Rd.**  
**Tequesta, Florida**  
**August 30, 2017**  
**OFFICIAL MINUTES**

The Meeting was called to order at 6:03 pm by Susan Knapp

Directors Present: Susan Knapp, Donita Smith and Diana Megna

Directors Absent: None

Directors Resigned: Marion Salpeter and Tracy Byrd

Management Present: Laura Carlisle, LCAM

Guest: Roy Sangster, Four Jays Engineering representative

Roy Sangster was introduced to the community and discussed the punch list that was provided to the Board after the walk around with Bulldog on the many issues with the fence. Roy Sangster will be amending some of the items and sending the report back to the Board for approval. Management will email to the board for their review. Homeowners will be notified to review their fence area and give updates to management by the end of next week. The Board thanked Roy Sangster for his assistance. Roy Sangster left the meeting at 7:00 p.m.

The Board announced that Tracy Byrd and Marion Salpeter resigned from the Board of Directors.

MOTION: Susan Knapp made a motion seconded by Donita Smith to accept the resignations of Tracy Byrd and Marion Salpeter and announced that the board is looking for new Board members at this time. The motion carried 3 to 0.

The Board discussed that the Board of Directors officers would have to be reorganized.

MOTION: Susan Knapp made a motion seconded by Donita Smith that the organization of the Board would be as follows:

President – Susan Knapp

Vice President – Donita Smith

Treasurer - Donita Smith

Secretary – Diana Megna

the motion carried 3 to 0.

The board reviewed the minutes from the August 23, 2016 Meeting, the December 29, 2016 Budget Meeting, the March 7, 2017 Organizational Meeting, and the March 30, 2017 Meeting.

MOTION: Susan Knapp made a motion seconded by Donita Smith to approve the August 23, 2016 Meeting with changes, the December 29, 2016 Budget Meeting, the March 7, 2017 Organizational Meeting, and the March 30, 2017 Meeting with changes. The motion carried 3 to 0.

Management announced that there are a number of properties that have not complied with prior notices and are now ready to be fined. Laura Carlisle read the list of violations.

MOTION: Diana Megna made seconded by Donita Smith to approve the following fines going to the fining committee and to be fined hundred dollars per day up to \$1000 per violation:

4D – Miscellaneous (Creating ruts for not using path)

4D - commercial vehicle

4D – parking of 3 vehicles

4D – prohibited truck

13A - prohibited truck

26A – Parking

4A - parking of 3 vehicles

7C – dog barking

12D – Truck

The motion carried 3 to 0.

The Board announced that they are going to start doing monthly meetings. The meetings are scheduled for the 4<sup>th</sup> Tuesdays of the month. The fine meeting will be scheduled tentatively for September 19<sup>th</sup>.

The Board reviewed the paving bids. Nancy Paradise will provide contact information to another engineer. Terry Lewis agreed to review the contracts. Management was asked to have All County make adjustments to their proposal and then resubmit to the Board for their review.

The Board reviewed the staining bids. The bids have to include the enclosure and the dumpster areas. The bids have been tabled.

The Board reviewed the pressure cleaning proposals.

MOTION: Susan Knapp made a motion seconded by Donita Smith to approve Oliver Twist pressure cleaning the community in the amount of \$2,500. The motion carried 3 to 0.

There being no further business the meeting was adjourned at 8:10 pm.

Respectfully submitted by:

---

Tequesta Hills Condominium Association, Inc.