

Town Oaks Homeowner's Association, Inc.

November 8, 2017 – 6:30 pm

Board of Directors Meeting

Sea Breeze Community Management Services

APPROVED

A. Call To Order:

The meeting was called to order at 6:45 pm

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

Management: Sea Breeze CMS Beverley Jamason, Courtney Hagins LCAM

B. Reading Of Previous Minutes Or Motion To Approve:

A motion was made and seconded to accept the October 11, 2017 minutes. Motion approved.

C. Financial Reports:

The Board reviewed the September 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:

FPL has reported delays in light repairs due to hurricane issues / priorities.

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. **Insurance** Renewal January 1, 2018. Proposals are being received for Board review.
2. **Comcast**: Contract renews January 1. The contract includes Video Bulk Service, High Definition Digital Starter, 2 HD / 2 Digital Receivers, 2 Remote Controls, and Comcast Blast Xfinity High Speed Internet Service.

Comcast provided the following rates with the caveat that all taxes and fees are subject to change. Also any increase after 12/31/2017 is tentative at this time, and is also subject to change:

- Current Rate: \$53.39 w/o tax

- % of Rate Increase: 4% based upon current agreement for services
- Month of Increase: January 2018
- State Tax: 7.44% = \$2.82
- Local Tax: 4.10% = \$1.56
- Regulatory Fee: \$.04
- Total Per Unit Rate: \$67.95 w/o tax \$72.37 w/ ta

3. **Budget:** The 2018 budget was discussed. The year to date expenses and income were reviewed. It was determined that the 2018 Comcast upgrades require approximately 15% increase in the quarterly assessment, representing \$25 per month. After further review, the 2018 quarterly assessment will be \$475.

A letter to the membership regarding Comcast rates will be sent in conjunction with the 2018 Budget Meeting Notice. The 2018 Budget will be ratified at the meeting on December 13.

4. **Other items discussed:**

- Mosquito spraying
- Street cleaning was done on 10/27.
- Pest control contract get bids from others
- Raking of leaves in December billed in January to clean up for holidays; bill in January. The budget includes two times per year. After further discussion, it was not approved.
- Burns /Prosperity Farms Roads Clean per PBG Code
- Call code for swell on Prosperity Farms Rd
- Lights front entrance out. Tropical Landscape to check electrical switch by hedge, electrician.
- Look into replacing lights at entrance island with LED
- Plants/flowers front entrance; after further discussion, it was not approved at this time.
- Fine Committee – Attachments were reviewed. Discussion will continue.
- Holiday decorations board approve Angel to do decorations \$100

Owners Forum: Owners present discussed landscaping issues.

Confirmation of next meeting Budget meeting 12/13/17 @6:30pm

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