

February 25, 2019
CHANNING VILLAS BOARD WORKSHOP MINUTES
Village Of Wellington Library

In Attendance: Bea Davin, Lee Elizer, Anne McGinness, Debbie Pace, Kathleen Wickles
—A total of 5 Community Members attended and participated

Workshop was properly noticed by sign placed at community entrance 48 hours prior to meeting.

2:00 PM Workshop Started

BRAINSTORMING SESSION RESULTS - All asked to name their top community concerns/issues/wishes

— A total of 18 items identified and voted upon, results as follows:

- irrigation — 3
- building a sense of community —2
- contract review — 5
- street lighting (bulb change to LED)— 1 (Anne stated FPL will change to LED as current bulbs burn out)
- resource directory (listings of community members skills and talents to swap or barter) —5
- management — 6
- newsletter — 6
- Rentals — 4
- electronic voting —1
- homeowner participation —6
- emergency repair protocol — 2
- legal resources/expenses —5
- rules and regs (review/amend/file) — 6
- fine committee —4
- community appearance —5
- violation process —3
- fully funded reserves — 5
- new cable package — 1

TOP TEN 2019 BOARD PRIORITIES

— 6 Votes Each

- home owner participation
- management
- newsletter
- rules and regulations

— 5 Votes Each

- community appearance
- contract review
- fully funded reserves
- legal resources/expenses
- rentals
- resource directory

Workshop Session Ended at Approximately 3:30pm

— Approval of Outstanding February Invoices

Kravit Law - Board has obtained/reviewed work product associated with this invoice: (1) unit 11992 violation letter as well as email chain between Property Manager (PM) and Attorney.

Note: Documentation of Board authorization for PM to initiate legal action still outstanding.

— Motion to pay invoice made by K.Wickes, seconded by A. McGinness, all approved.

—Treasure Coast Irrigation (TCI) - Information obtained/reviewed by Board appears to confirm that remaining problems with irrigation system not related to re-wiring work by TCI, that remaining issues related to age and condition of valves.

Note: PM has been asked to schedule meeting with Imaged Sprinkler, K.Wickes and A. McGinness.

— Motion to pay outstanding balance of \$1000 made by K. Wickles, seconded by L. Elizer, all approved.

Meeting adjourned at approximately 4 PM.