

Town Oaks Homeowner's Association, Inc.

May 8, 2019 6:30 pm

Board of Directors

Board Meeting Minutes

Approved

A. Call to Order:

The meeting was called to order at 6:30 PM

Directors Present: Alison Stanavitch, Jannet Preti, Curtis Cook, Terry Jonethis, Chet Miller

Management: Courtney Hagins LCAM

B. Reading of Previous Minutes or Motion to Approve:

The minutes of the March 13, 2019 were reviewed. A motion was made by Jannet, seconded by Terry, to accept the minutes as written. Motion carried.

C. Financial Report:

The Board reviewed the March 2019 report by Treasure Jannet Preti. A motion was made by Curtis, seconded by Terry, to accept the financial report. Motion carried.

D. President's Report:

E. Terry thanked Joanie Jenkins for her continued contribution to the community with the entrance sign messages.

F. ALC / ARC Report:

Sheryl Warner stated that there were not any issues to address at this time.

G. Property Management Report:

1. The second raking and fertilization is completed for the year.
2. The City of Palm Beach Gardens – Public Works has been contacted regarding the date of road resurfacing.
3. The pipe for the submersible lake pump inside the 4" well had to be replaced from a PVC to steel pipe.
4. It was requested that owner issues or concerns to the Board members were forwarded to the Management Company via email so that appropriate steps could be taken as needed.

H. New and Unfinished Business:

1. Amendment to Declarations – the Board discussed that voting amendment. The motion had already been approved to amend the declarations from 75% approval to a majority of votes submitted. Courtney will get the proposed amendment and cover letter from the attorney for the next Board meeting.
2. Maintenance cost and Board approvals were discussed. A motion was made by Chet, seconded by Curtis that expenses in excess of \$2,500.00 require Board approval. Motion carried.

I. Adjourn: The next meeting will be June 12. There being no further business, a motion was made to adjourn the meeting at 7:45 PM.