

***Town Oaks Homeowner's Association, Inc.***

**September 11, 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, Terry Jonethis, Chet Miller, Curtis Cook

Management: Courtney Hagins LCAM

**B. Reading of Previous Minutes or Motion to Approve:** The minutes of the July 23, 2019 were reviewed. A motion was made by Jannet, seconded by Chet, to accept the minutes as written. Motion carried.

**C. Financial Report:** Jannet mentioned that we checked with Gardens about paving & we are not in their "radar" for getting done. Going over budget, anything over \$3,000 can pull from Reserve. Budget time is coming up, she anticipates everything go up 5%. We will start in October. Audit next year \$3000 (every 3 years).

The Board reviewed the August 2019 report by Treasure Jannet Preti. A motion was made by Chet, seconded by Alison, to accept the financial report. Motion carried.

**D. President's Report:** Terry question about using manufacturer recommended run 24 hours a day 7 days a week, discussion concluded to go by manufacturer recommendation. Light @1095 need to be fixed. Curtis motion and Chet second to get light fixed. Terry bring up walk through and schedule for 9/19/19 at 9:00 am.

**E. ALC / ARC Report:** Sheryl Warner reported that there were not any issues to address at this time.

**F. New and Unfinished Business:** Amendment change results: 36 yes and 20 no. It has been a challenge to get the residents to respond to amendment changes and or come to meeting. Discussion ensued that residents are confused by wording.

Angel with Tropical Landscaping needs to be reminded about the fourth Thursday of every month for a full wet check.

There was discussion about the continued violation of trucks parking in driveways overnight. It was agreed to wait until the voting amendment results were determined to pursue this issue.

The landscaping along Burns Road needs to be cut back. Weeds and trimming around the cul de sacs needs to be completed. Courtney will get with Tropical Landscaping. The Board agreed that the thinning of the palm trees around the lake is better.

**G. Adjourn:** There being no further business, a motion was made to adjourn the meeting at 7:30 PM.