

# Yardley Estates at Coral Springs Homeowners' Association, Inc.

## Board of Directors Meeting Minutes

June 3, 2021

### Location

In light of the pandemic (Covid-19) conditions, The board meeting was held in Zoom fashion.

### Call to order

The Yardley Estates at Coral Springs Homeowners' Association, Inc. was called to order at 7:05PM on June 3, 2021.

### Quorum certification and participants

A quorum was certified.

### Board members in attendance

Jessica Sullivan, President  
Stacey Steinbaum, Vice President  
David Marty, Director  
Brandon Kravatz, Treasurer  
Tomas Lynch, Secretary

### Board members absent

None

### Management present

Erica Bitonti, property manager

## Previous businesses

Tomas Lynch moved to approve the minutes of March 30, 2021, Jessica Sullivan seconded the motion in the minutes and were approved unanimously.

## Reports

- 1) The president Jessica Sullivan addressed the participants about previous business
- 2) The treasurer, Brandon Kravatz, gave the participants a financial overview of the association

## New businesses

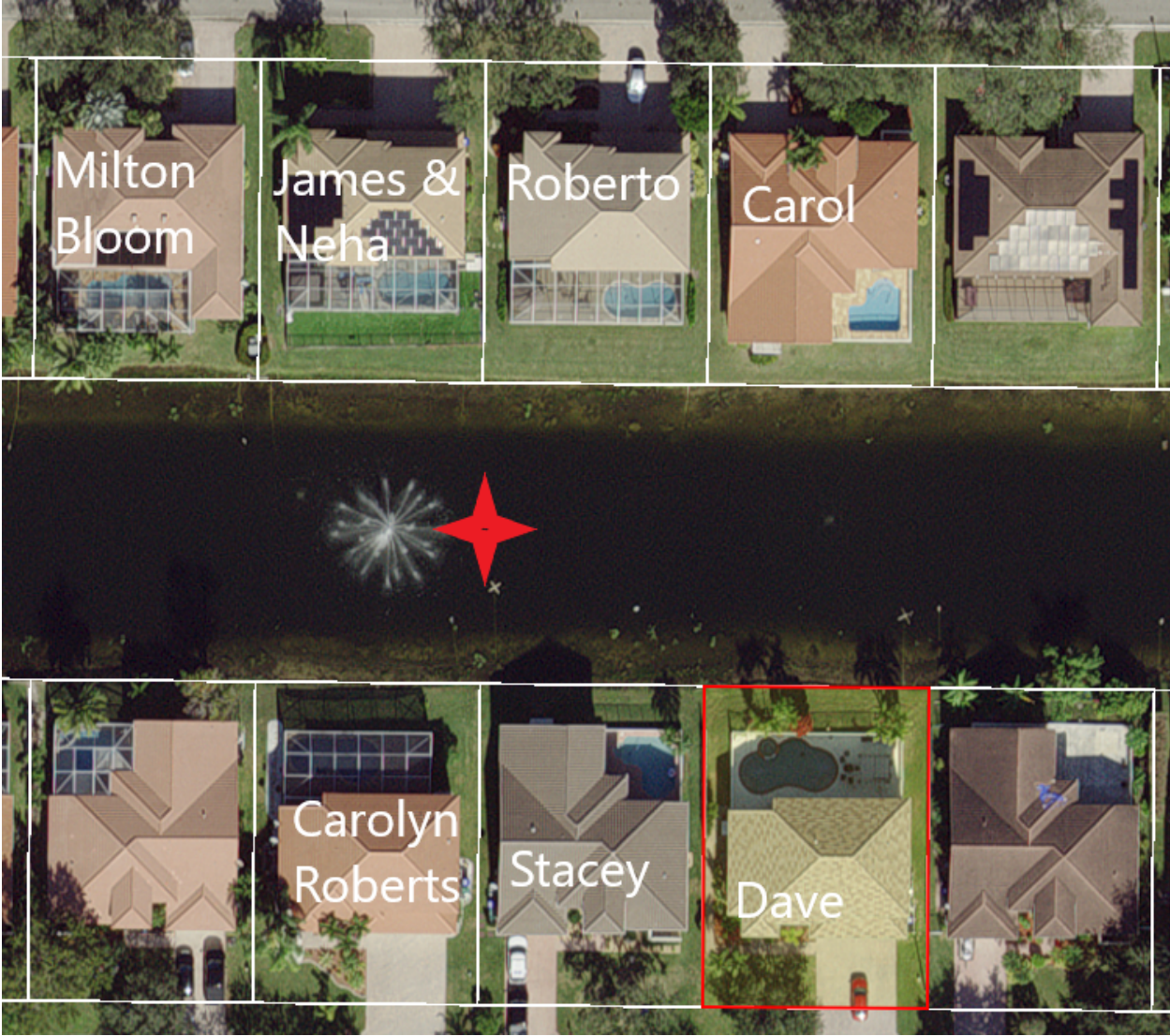
1. Tomas Lynch made a motion to appoint Melissa Marty, Kevin Lydon and Christopher Zibrin as members of the Architectural Control Board. Jessica Sullivan seconded the motion and was approved unanimously. Melissa Marty, Kevin Lydon and Christopher Zibrin are members of the Architectural Control Board.
2. Tomas Lynch made a motion to appoint Lauren Eldaher, Carolyn Roberts, and Jody Feczko as members of the Social Committee. Stacey Steinbaum seconded the motion and was approved unanimously. Lauren Eldaher, Carolyn Roberts, and Jody Feczko are members of the Social Committee.
3. Tomas Lynch made a motion to close unnecessary bank accounts and combine existing funds. Stacey Steinbaum seconded the motion and was approved unanimously.
4. Tomas Lynch made a motion to hire Native Pest Management as the new pest control company at \$ 530 quarterly for lawn/fertilization and \$95 every 60 days for rodent reduction with a no cause 30 day termination clause. Stacey Steinbaum seconded the motion and was approved unanimously.
5. Tomas Lynch made a motion to approve paint colors and tile styles. Stacey Steinbaum seconded the motion and was approved unanimously.
6. Tomas Lynch made a motion to approve new signage (Meeting signs, speed limit sign, Children at Play Sign) for the neighborhood. Jessica Sullivan seconded the motion and was approved unanimously.
7. Tomas Lynch made a motion to approve the new fountain location and hours of operation at a cost between \$300 and \$600. Stacey Steinbaum seconded the motion and was approved unanimously

### **Approved Fountain Hours**

	SUN	MON	TUE	WED	THUR	FRI	SAT
On	9 AM	9 AM	9 AM	9 AM	9 AM	9 AM	9 AM
Off	6 PM	9 PM	6 PM	9 PM	6 PM	9 PM	2 PM
Notes	(1)	(2)	(1)	(2)	(1)	(2)	

- 8. (1) Winter Hours: 8AM -5 PM (Off before sunset)
- 9. (2) Lights on at sunset (7ish)

**Approved Fountain Location (Red Star)**



## Open Forum

Neighbors expressed their concerns about the neighborhood and the board took them into consideration for future meetings.

## Adjournment

The meeting was adjourned at 8:15PM on June 3, 2021