

Yardley Estates at Coral Springs Homeowners' Association, Inc.

Board of Directors Meeting Minutes

September 9, 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 7:05 PM on September 9, 2021.

Quorum certification and participants

A quorum was certified.

Board members in attendance

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

Board members absent

None

Management present

Erica Bitonti, property manager

Previous businesses

The property manager moved to approve the minutes of June 3, 2021, Jessica Sullivan seconded the motion and the minutes 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. The president of the board made a motion to terminate GRC services and wait for management either to check if GRC can finish their job or if they return a credit. Brandon Kravatz seconded the motion and was approved unanimously.
2. The president of the board made a motion to hire Blue Sky landscaping services for \$1,375 monthly following discussion that trimming of the ficus every 3 months at a cost of \$1,250 would be pursued separately, and that wet checks of the irrigation system would be sought out separately as needed. Brandon Kravatz seconded the motion and was approved unanimously.
3. The president of the board made a motion to table the appointment of a fining committee until the next meeting. Dave Marty seconded the motion and was approved unanimously.
4. The president of the board made a motion to accept the collection policy with minor adjustments. Dave Marty seconded the motion and was approved unanimously.

The approved schedule is as follows:

- 10-15 days after due send first letter, requesting payment ("must be just an oversight, please pay". We pay \$5)
- 30 days later (45 since due date) send 2nd letter requesting payment with stronger language (Again should be \$5)
- 30 days later (75 since due date) start the "official" collections process per 2021 law changes. (need affidavit, maybe 2 letters \$25, charged to owner)
- 30 days later, (105 since due date) 45 day notice of intent to record a lien (legal fees may be charged to owner at this point and , going forward)
- 45 days later (150 days) 45 day notice to foreclose
- 45 days later (195 days) foreclosure

5. The president of the board made a motion to accept the fining policy with minor adjustments. Dave Marty seconded the motion and was approved by Jessica Sullivan, Dave Marty, Brandon Kravatz, and Tomas Lynch
6. The president of the board made a motion to table the declaration's new policies. Brandon Kravatz seconded the motion and was approved by Jessica Sullivan, Dave Marty, Brandon Kravatz, and Tomas Lynch
7. The president of the board made a motion to table the change of association's attorney. Tomas Lynch seconded the motion and was approved by Jessica Sullivan, Dave Marty, Brandon Kravatz, and Tomas Lynch

Open Forum

There was no open forum.

Adjournment

The meeting was adjourned at 9:09 PM on September 9, 2021