

## **Minutes of the Board of Directors Meeting Fiesta Homeowners Association Inc.**

Date: Monday May 10, 2010

Time: 7:00 pm

Place: Association Pool Area

Board Members Present: Florence Roche Lisa Cleter, Eric Sanzare, Eva Cudak, Lori Press-Vidal, Diane DeFranco, Kristine Smith

Board Members Absent: 0

Owners: see sign in sheet 14 owners

Others: MLM Property Management Corp

Lori Press-Vidal called meeting to order at 7:03 pm, President asked for roll call, roll was taken and a Board quorum was established.

President asked if there were any additions or deletions to the minutes of the last Board Meeting that was e-mailed to all Board Members. Motion was made Diane De Franco to waive and accept the minutes as typed, seconded Lisa Cleter, unanimous vote by Board.

President stated that the Board needs to select officers for the association. All members agreed and nominated Lori Press-Vidal to stay on as President, they felt she is doing a fantastic job, seconded Diane DeFranco, unanimous vote by Board.

Lori Press-Vidal nominated Lisa Cleter as Vice President, Lisa Cleter accepted nomination, there were no other nominations, motion to close nomination for Vice President Diane DeFranco, seconded Eva Cudak, unanimous vote by Board.

After discussion, motion was made Diane DeFranco to leave all other officer positions the way they are and the remaining will be directors, seconded Lisa Cleter, unanimous vote by Board.

MLM read off the list of Officers and Directors for 2010 for Fiesta HOA

President- Lori Press-Vidal

V. President- Lisa Cleter

Secretary- Florence Roche

Treasurer – Eva Cudak

Directors- Diane DeFranco, Kristine Smith, and Eric Sanzare

The next item discussed were cameras to be installed at the back gate, President reviewed the quote from Total Entry for \$8,578.00 plus permits and electrical work. Review quotes from other companies that had submitted bids for the back gate as well and they were all substantially higher than the rate quoted from Total Entry. The Board had also asked Pat Cullins' Company to bid on the gate, and he stated that the bid that was submitted by Total Entry was a great rate. The cost from his company would be at least \$1,000.00 more. The Board Members discussed with the homeowners present the reasons for the cameras at the back gate. Not only to catch unauthorized people trying to gain entry to the property by lifting the gate, to also see who was breaking the gate, and to keep an eye out for the children playing near the gates. It has become a huge problem with children playing in the back area, running in and out of the parked cars during heavily traversed times of the day and lastly as surveillance for security purposes.

After discussion motion was made Lisa Cleter to approve Total Entry at \$8,578.00 plus costs, seconded Diane DeFranco, unanimous vote by Board.

President and the board discuss preparing a mass mailing to all owners and renters:

- Reviewing the Rules & Regulations
- The fines for breaking HOA Rules
- Updating information sheets on each unit
- New parking regulations and how to obtain new parking decals
- Children not being properly supervised
- Pet owners not picking up after their pets
- Parking Commercial Vehicles on property after 6:00 PM
- The letter will be mailed certified and regular mail to all owners and renters. The Board is working on this mailing now, and asked homeowners present for suggestions.

The board discussed the numerous problems the unsupervised children creating around the property:

- Sitting on mailboxes causing the stands to break
- Putting animals in the larger mailboxes and locking them in – causing the small animals to die.
- Swimming in the Pool without an adult present.
- Damaging the shrubs and landscaping within the community
- Dumping trash on the ground, breaking glass etc

President suggested a meeting with the Fining Committee to review the final draft before mailing.

Board discussed home at 3109 Festival Drive which has painted their home without approval from the Architectural Committee and it was painted the wrong colors. MLM mailed two letters, and the final letter was mailed certified giving an additional time frame to complete ARC form and submit, owner failed to complete, the board now has the right to repaint the home with the correct colors. The Board has a quote from a Painting Company at a cost of \$450.00 including paint. Motion was made Lisa Cleter to have the unit painted. Seconded Florence Roche, unanimous vote by Board.

President stated that the financial update is we have 17 owners delinquent, 38 in collections 22 bank foreclosures, and 18 sent to legal that are also in foreclosure total of 71 delinquent accounts.

President stated that the homes that are selling that are in foreclosure are going for 65,000 to 99,000 and the homes that are not in foreclosure have been selling for approximately 100,000 to 104,000.

Owners asked about mold President stated that the walls between units are concrete block and Eric stated there are fire walls between units.

President suggested we will look into painting all the units next year (2011). However, we can pressure clean sidewalks and curbs this year before holidays.

Board discussed summer projects, trimming the trees, plantings, installing fences adding additional shrubs and various other projects throughout the summer.

President asked if there were any other matters or business for the Board there were none. Motion was Made Lisa Cleter to adjourn at 7:45 pm seconded Diane DeFranco, unanimous vote by Board.

President opened the floor to homeowners, and the majority of the people present wanted to know what we can do about the children running around the trash, kids playing in preserve etc. President stated that this mass letter going out will cover all of these problems and what needs to be done.

Board discussed the importance of putting all complaints in writing and giving as many details as possible. We need a paper trail in order to respond to any complaints.

President thanked everyone for attending tonight's meeting and it was a pleasure without any interruptions or yelling and screaming.

Thank you again.

Respectfully submitted,

MLM Property Management Corp.  
For Secretary Fiesta HOA