

## Minutes of the Board of Directors Meeting

### Fiesta HOA

Date: July 10, 2013

Time: 7:30 pm

Place: Association pool area

Board Members Present: Florence Roche, Eva Cudak, Lisa Cleter, Lori Press-Vidal, Pat Cullin

Board Members Absent: Claude Clark (excused)

Owners: 0

Others: MLM Property Management

President Lori Press-Vidal called meeting to order at 7:38 pm roll call was taken and a Board quorum was established. Motion was made Lisa Cleter to waive reading of the last special board meeting minutes and approved as typed, seconded Florence Roche, unanimous vote by Board present.

President talked about unit owner who called channel 7 news about recycling, that the only problem was we were charging a fine of \$100.00 instead of \$50.00, President stated that this has already been corrected and it affected no one.

President stated that BB & T Bank has submitted to us the paperwork about their banking, as you know they took over Bank Atlantic, and are in the business for Condo and HOA's. They also own our insurance company American Coastal, which we hope in the end, will help save us money on premiums in the future. The main issue is that they are offering 6 ways for unit owners to pay their maintenance and is much easier than Banco Popular. You can pay on line, ACH, mail in, or even go to any branch through drive in and pay.

President stated pay-pal will still be utilized, and if owners want to pay by check or credit card over phone they have that option as well at an additional cost to the unit owner. President stated also we will no longer need to put up between \$40,000 and \$50,000 for down payment for insurance premiums, BB & T will also get a line of credit of \$100,000 if we need emergency money such as deductibles, capital improvements etc, and we pay on what money we use only not on the full \$100,000.

After review of BB&T paperwork and comments from the Board, motion was made Lisa Cleter to go with BB & T and approve the loan for insurance and to get the line of credit, we never had, seconded Florence Roche, unanimous vote by Board present.

President stated next item to discuss is Garing Parking services. Contract was read and after discussion motion was made Lisa Cleter to approve Garing, seconded, Pat Cullin, unanimous vote by Board.

MLM explained the towing and that we are going to have cars towed after 11:30 pm up to 5:30am on Monday's, Wednesday's, and Thursdays. Discussion followed about do we need to notify unit owners again. After discussion motion was made Florence Roache to send out one last mailing to owners and give them one last shot, seconded Lisa Cleter, unanimous vote by Board. President stated let them learn the hard way money out of pocket, it is the only way, the entire board agreed. MLM will fine tune with towing company.

There was discussion on the mailboxes stands etc. MLM stated that there are several issues with mail boxes, stands broken doors etc. MLM stated it could cost as much as 2,500.00 to fix stands, most need welding, and straightening. After discussion motion made pat Cullin to have mailboxes repaired and look to replace in near future, seconded Eva Cudak, unanimous vote by Board.

President stated we need signs throughout community repaired, and or replaced. MLM stated they will look at all signs and have repaired or replaced within the next 6 months throughout community as needed. Motion made Eva Cudak, seconded Pat Cullin, Unanimous vote by Board.

President asked if there were any other questions or concerns, there were none. Motion was made Eva Cudak to adjourn at 9:00 pm seconded Lisa Cleter, unanimous vote by Board present.

Respectfully submitted,

MLM Property Management  
For Secretary Fiesta HOA