

**MINUTES OF THE
BOARD OF DIRECTORS MEETING
CURRY FORD WOODS HOMEOWNERS ASSOCIATION, INC.**

The Board of Directors of the Curry Ford Woods Homeowners Association, Inc. held their meeting on Wednesday September 3rd 2014 at the Southeast Branch Library, 5575 South Semoran Boulevard, Orlando, FL 32822 at 6.00pm.

Board Members Present: Michael Debartolo, Kim Holland and Marlisa Marlow

Others Present: Nancy Hills LCAM of Association Solutions and one homeowner.

Quorum: Quorum was present with 3 of 5 board members and the meeting was called to order at 6.18 p.m.

Approval of Minutes

The Board reviewed the minutes of the Board Meeting which took place on April 2nd 2014. Upon Motion made by Kim Holland, and seconded by Mike Debartolo, the Minutes were unanimously approved

Review of Financial Reports

Nancy Hills reviewed the July 2014 financials with the Board of Directors. On a motion made by Marlisa Marlow and seconded by Michael Debartolo, the July financials were unanimously approved.

Nancy Hills gave the Board an up date on the delinquent accounts of the association.

Old Business:

There was no old business to come before the board at this meeting.

New Business

2015 Budget and Payment Options

The 2015 proposed budget was presented to the Board. After long discussions between the Board members, it was agreed that the 2015 annual fee would be \$123.00. Upon motion duly made by Kim Holland, seconded by Michael Debartolo, the 2015 budget was unanimously approved.

Nancy Hills asked the Board whether they wished to offer a payment option and what timetable they wished to put in place. The Board wished to offer a payment option as set out below.

- Payment plan to be offered over 3 months (January to March 2015 inclusive) of \$41 per month and payments to be received by the 15th of the month.
- Payment plan to be sent with November budget pack and reminder to be sent in December.

- Signed payment plan must be returned by fax, email or hand delivered to Association Solutions by December 30th
- If the payment date is missed, the account will be removed from the payment plan and late interest will be applied to the account.
- Homeowners must have a zero balance to sign up for 2015 payment plan.

Upon motion duly made by Kim Holland, seconded by Michael Debartolo, the 2015 budget and payment plan option was unanimously approved.

Other Business

The Board Members discussed the current violation process and would like to shorten the process if possible. Nancy Hills explained that they could remove the Courtesy Notice from the process to speed up the system by two weeks. Upon motion made by Michael Debartolo and seconded by Kim Holland, the courtesy letter is to be removed from the CCR process with immediate effect.

The Board requested that management carry out the following:-

- Request that the landscaper removes all trash before mowing and dispose of the trash off site. It has been noted that the landscaper filled a shopping cart at the front entrance with trash and did not remove from the community. This needs to be rectified immediately and trash needs to be disposed of correctly in the future.
- Mike Debartolo confirmed that some of the front lights are not working. Please could management arrange for the front lighting to be checked.
- Kim Holland asked that management investigate the possibility of having a temporary 'Your Speed' display system placed in the community. She believes this used to be provided free of charge by Orange County.
- The Board of Directors would like to investigate the possibility of hiring off-duty sheriffs in the community. Management to collate information and costs, and then liaise with Board as to dates and times.

Next Meeting

The next meeting will be a Board Meeting. This was arranged for Wednesday, January 7th 2015 at 6.00pm at the Southeast Branch Library (subject to availability).

Adjournment

There being no further business to come before the meeting, the meeting was adjourned upon motion duly made Kim Holland and seconded by Marlisa Marlow at 7:30pm