

COUNTRYWALK RESERVE HOMEOWNERS ASSOCIATION, INC.

c/o Titan Management, LLC

1631 E. Vine Street Suite 300 Kissimmee, Florida 34744

MINUTES OF THE REGULAR/BUDGET MEETING OF THE BOARD OF DIRECTORS

A regular meeting of the Board of Directors was held at 6:30 p.m. on Thursday, October 26, 2017 at Center Pointe Church, 9580 Curry Ford Road, Orlando, FL 32825.

The meeting was called to order at 6:30 p.m. by Valerie Stokes-Currie. Directors present in person were Valerie Stokes-Currie, President and Don Nguyen, Vice President. Director absent, Matt Scott Secretary/Treasurer. Linda Johnson, Community Manager from Titan Management was also present. Quorum was established.

PROOF OF NOTICE Affidavit of Proof of mailing of the notice of the Budget Meeting was presented by Linda Johnson.

MINUTES Don Nguyen moved to approve the Minutes of the Meeting of the Board of Directors held on September 28, 2017 as presented. Seconded by Valerie Stokes-Currie. All in favor. Motion carried.

TREASURER'S REPORT The Board reviewed the September financials. Don Nguyen moved to approve the Treasurers report as presented. Seconded by Valerie Stokes-Currie. All in favor. Motion carried.

As of September 30, 2017:

- \$35,456.23 in the Operation Account
- \$8,615.50 in the Reserve Account
- \$2,400.53 in Past Due Assessments

VIOLATION REPORT The Board reviewed the violation report. Don Nguyen moved to send one account to the attorney for a violation demand letter. Seconded by Valerie Currie-Stokes. All in favor. Motion carried.

ARCHITECHTURAL REVIEW REQUEST

- 10562 Bull Grass Drive - Pool – **Approved**
- 11013 Inside Loop – Remove Tree – **Approved**
- 10844 Inside Loop – Pool – **Approved**
- 10811 Cabbage Tree Loop – Shed – **Approved**
- 10655 Inside Loop – Paint Front Door – **Approved**
- 10502 Bull Grass Drive – Shed – **Approved**
- 10636 Cabbage Tree Loop – Exterior Painting - **Approved**

UNFINISHED BUSINESS

White PVC Fence Update: At the Building Committee Meeting on October 18, 2017 the Committee denied the removal of the fence, the next step is a Public Meeting. The County will mail out a notice once the meeting date is set.

Linda Johnson contacted the County about adding a speed hump along Inside Loop next to the playground. The County set up a test. The test will be completed October 27, 2017 and the report will be sent to the Manager the week of October 30, 2017. (Report # 1484068)

The color books from Sherwin Williams are on order.

Installation of two bollards, a chain and a sign at the entrance to the nature trail is in the works.

The board voted to install a 'No Soliciting', sign at the entrance. The sign is on order and will be installed as soon as it arrives.

The Board voted to add a Worker Comp policy to cover volunteers. All the paperwork has been submitted to the insurance company.

The meeting room agreement with Center Pointe Church for 2018 has been signed. The meeting schedule will remain the same. January through December on the 4th Thursday of the month, except for November it will be the 5th Thursday.

NEW BUSINESS

Don Nguyen moved to approve the 2018 budget as presented. Seconded by Valerie Currie-Stokes. All in favor. Motion carried.

The Board interviewed several Management Companies.

Don Nguyen moved to adjourn the meeting at 8:25 p.m. Seconded by Valerie Stokes-Currie. All in favor. Motion carried.

Linda Johnson, CMCA, CAM
Community Association Manager for
Countrywalk Reserve HOA, Inc.