

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF
LIBERTY VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

The Board of Directors of the Liberty Village Property Owners Association, Inc. held their meeting on Monday, April 28th 2014 at Fiesta Keys Clubhouse, 1101 South Beach Circle, Kissimmee.

Members Present: Ian Harris and Carmen Marrero

Others Present: Martyn Thorley LCAM of Association Solutions and a number of Homeowners

Quorum being present with 2 of the 3 Board members present, the meeting was called to order at 7.19pm.

Minutes:

The minutes of the January 2014 board meeting were read. Motion was made by Carmen Marrero and seconded by Ian Harris and the minutes were unanimously approved.

Financial/Management:

The financial report for February 2014 was presented to the Board by Martyn Thorley: Upon motion duly made by Ian Harris and seconded by Carmen Marrero the financial reports for February 2014 were approved as submitted.

Martyn Thorley gave the board an update on the delinquency of the association and legal files.

Old Business:

Volunteers

A letter had been sent out to all homeowners in early March asking if people wished to volunteer to help out in the community. Martyn Thorley said that to date no replies had been received.

Declaration Drive Irrigation

The break in the irrigation line on Declaration Drive had been repaired and the irrigation reset. Ian Harris asked Martyn Thorley to contact the City to see if there was a possibility of obtaining a refund on the water Bill.

Sheds and Screens

The Board are intending to formulate a policy on which types of sheds and door screens will be permitted in the community going forward. This matter was tabled for discussion at the next Board meeting after more research has been carried out.

Oak Trees

Estimates have been obtained for removing and replacing the dead or dying oak trees on Declaration Drive. Ian Harris will arrange to walk the area with the landscaper to determine exactly which trees need to be replaced and what type of tree would look best in their place.

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New Business:

A Homeowner asked whose responsibility it is to repair or replace the wooden fence at the rear of the homes along Philadelphia Circle. Ian Harris explained that originally the fence was meant to be placed inside each owner's property boundary and they themselves would have been responsible for it. However the fence had mistakenly been placed a few inches outside the owners boundary and was therefore the responsibility of Liberty Village Property Owners Association. This had only come to light recently and the Association will be taking steps to reserve funds for the repair or replacement of the fence at the budget meeting in September.

A homeowner raised the subject of the letter that was sent asking for volunteers. She felt that the letter needed to be more specific in asking what type of committee the person would be volunteering for and suggested that could be the reason for having received no replies. If the Board would let her know which areas they would like volunteers for then she would be willing to help in obtaining people. Ian Harris said that the Board would discuss the areas where help was needed and would ask Martyn to email her once this had been decided.

A number of Homeowners said that there was a home on Declaration Drive where the residents appeared to be having parties and making a lot of noise late at night and parking many cars in the area. Ian Harris said that this was really a matter for the police as they were the ones best equipped to deal with this type of nuisance. In addition Martyn Thorley said that the Property Owners Association would send a letter to the owner of the home asking them to observe the rules and regulations in the community.

Date of next Board Meeting.

The next Board meeting will be held on Monday July 21st 2014 at 7pm at the Fiesta Key clubhouse.

Adjournment:

There being no further business, the meeting was adjourned at 8.29pm.