

**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, July 25th, 2016 at Fiesta Keys Clubhouse, 1101 South Beach Circle, Kissimmee, FL 34746.

**Board Members Present:** Ian Harris and Carmen Marrero

**Others Present:** Martyn Thorley L.C.A.M. from Association Solutions and one homeowner.

**Quorum** being present with 2 of the 3 Board members present, the meeting was called to order at 6:55 p.m.

**Minutes:**

The minutes of the April 4<sup>th</sup>, 2016 Board meeting were read. Motion was made by Ian Harris and seconded by Carmen Marrero and the minutes were unanimously approved for the April 2016 meeting.

**Financial/Management:**

The financial report for May 2016 was presented to the Board by Martyn Thorley. Upon a motion duly made by Ian Harris and seconded by Carmen Marrero, the financial reports for May 2016 were approved as submitted.

Martyn Thorley gave the board a home by home update on the delinquency of the association and legal files.

**Old Business:**

ARC approval required: Martyn Thorley confirmed that following the April Board meeting an email blast had been sent to homeowners reminding them to submit an ARC form before carrying out any work outside the home.

Installation of electrical supply to the park: Ian Harris said that he had recently spoken to the company currently laying the fiber optic cables throughout the community. They agreed to supply an estimate to run a bore under Declaration drive to enable an electrical supply to be placed on the park area side of the road. This would hopefully mean that the supply could be provided at a much lower cost than the estimate previously received from the electrical contractor.

**New Business:**

HOA Attorney: Martyn said that Management had been moving other associations that they managed over to DHN Attorneys as they provided a much faster and lower cost service. He asked the Board if they wished to change over to DHN. After a short discussion both Board members instructed Management to use DHN Attorneys going forward.

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**Open Forum:**

A homeowner said that he had seen some residents in the community riding ATV's and Motorcycles around the community at night, making a lot of noise and speeding. Martyn said that he had received an email from another homeowner this week referring to the same issue. The Board discussed the matter and Ian Harris advised the homeowner to contact the City of Kissimmee police if it happens again, as they are able to come out quickly and issue citations to the perpetrators. Martyn said that code enforcement may also be able to help, but that he did not think they worked in the evenings. He also said that Management will send out letters to the owners of homes where the offenders are living if their addresses can be established.

**Date for Next Board Meeting:** The next Meeting will be the Budget Board meeting and the date for the meeting was set as Monday, September 19<sup>th</sup>, 2016 commencing at 6:30 p.m. at the Fiesta Key clubhouse.

**Adjournment:**

There being no further business, Carmen Marrero proposed to adjourn the meeting and this was seconded by Ian Harris. Accordingly the meeting was adjourned at 7:55 p.m.