

## Meeting Minute Recap February 19<sup>th</sup> 2020 Board Meeting Lee's Crossing

- ✓ **7:30PM Start Time**
- ✓ **Board Members Present** –Ednick Damis, Barbara Ausanio, Jill Vesic, Danny Vettorazzi, Javier Torres, Angela Myles, for a total of 6 board members in attendance making a quorum for the meeting. Vital Philma was not present at this board meeting.
- ✓ **Prior Meeting recap**- Reading of the meeting minutes for the past board meeting that was held on January 15, 2020 were read, sanctioned and signed by the board of directors on February 19, 2020.
- ✓ **Assessment discussion with Ednick Damis**- Ednick Damis started to question why he had a balance on the HOA dues, Javier explained that John Becker (formally the president of Lee's Crossing HOA) had carried a balance with Ednick for years. Javier further explained that the past balance is due. Ednick argued that John had made the payment arrangements with John Becker and further argued that the profile was not properly filled out because the board already had the original information. Dan explained to Ednick that an incomplete profile would have been rejected by the previous board however Ednick was provided the credit for the profile for the year 2020 by John Becker. Ednick requested that the board of directors forgive him the past debt of the HOA dues because of the appointment of the new board. The Board of Directors denied his request and explained that Ednick is delinquent on his past HOA dues. Javier further stated that he was not going to use board meeting time to discuss past balances and that he would send Ednick the ledger and he could discuss this with John Becker however, Ednick would still be responsible for the past balance due.
- ✓ **Discussion on the Callahan's Case**- One of the decisions that the board is still considering on the Callahan's case is settling with the case depending on the amount settled or filing for chapter 11 there will be a special assessment to the community. This could be an assessment from \$50 to \$75 dollars, a month additional for each member. There is litigation now regarding a sale of a property that was foreclosed, an investor paid the \$7,315.00 in regards to an estoppel however, he disputed the charges through the court. More details on this case can be discussed with Javier.
- ✓ **Default on HOA Dues**- The board of directors placed a vote on \$2600.00 as the threshold to start the proceedings on the lean of the properties. The vote was placed before the board, Dan Vettorazzi 2<sup>nd</sup> the motion and the board of the director voted unanimously to stay \$2600.00 This

would mean that if any member is the community, that hasn't paid their HOA dues for the year, and is in arrears of \$2600.00 or higher will receive the first notice and start proceeding of liens against the property.

- ✓ **Lawn Maintenance**- The Front lawn is not part of the paid assessment for the members. The dues payments are for the common areas and the swells. The front lawns were an additional cost that the previous president did for the members as a courtesy. We have currently suspended the front lawn services due to the pending litigations and the possibility of special assessments. Javier states he has been receiving a lot of calls for the front lawns lately and he has and the consideration to have the front lawns cut in the front for an additional \$25.00 dollars a month in advance. Javier also mentioned that the lawn company can bill the member directly. The motion was made to contact Somerset for individual billing if the members choose to have their front lawns cut for an additional cost.
- ✓ **Broadstar**- Broadstar has announced a 5% increase per year. Javier and Barbara are currently in talks with the Broadstar representative to upgrade the signal to digital at a minimal cost. This may be an option at this time since we are in mid contract with Broadstar. If the board can negotiate a better price with a better signal Javier has asked the board to consider this option. More details to come as Barbara and Javier are going to meet with the Broadstar representative in the coming days.
- ✓ **Best Board Practices**- Barbara and Javier have had some differences in allocations of duties on the board of directors; the architectural and estoppels forms will be received by Barbara and checked by Javier. Javier would like to organize an architectural committee within the board that can check the architectural forms and for the future form a committee to check future estoppels.
- ✓ **Liens on Properties**- Eric Van Flam has guided the board on the form of the liens on the properties that have balance above \$2600.00. This process will commence very soon with our counsel as the board gathers the paperwork to move forward on these liens. Javier has stated it is time to send out these requests, for liens on the properties to send the message out to these members who don't pay their HOA dues that the boards of directors are serious about the Lee's Crossing yearly dues.
- ✓ **Rules and Enforcements**- 1 notice goes out to the member for a violation, 2<sup>nd</sup> notice goes out to the member and after the 3<sup>rd</sup> notice there will be a penalty fee. This will be for the same violation.
- ✓ **Community Credits**- Volunteer work involving any member of the community will first have to be approved by the board of directors and regulated. This does not mean that member will take it upon themselves to do any type of work on behalf of the community without first discussing



what the needs are and what the schedule and work will be. Once this is established and approved then the member can work for the credit around the community and receive community credit. Angela Myles volunteered to come up with a list of responsibilities for the community credits around the community this would be based on the legalities of what actually relates to community service and credits. This has been shelved for further discussion.

- ✓ **PAY HOA Reports-** the PAY HOA reporting was discussed and Javier shared with the board the collections and payments made. Javier also pointed out a chart designed by PAYHOA showing the differences in payments VS collections.
- ✓ **Meeting Adjourned- 8:45PM**

J.P.  
Vamp  
Angela Myles

Jill Vesic  
Barbara Lusano