

**LEE'S CROSSING HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 20, 2019**

Minutes of the Board of Director's Meeting of the Lee's Crossing Homeowners Association, Lake Worth, FL, held at the Santa Lucia High School @ 7:30 p.m. on 20<sup>th</sup> day of February 2019

**CALL TO ORDER**

President, John Becker, called the meeting to order at 7:33 p.m.

**ROLL CALL**

Present: John Becker, Barbara Ausanio, Javier Torres, Danny Vettorazzi

Absent: Bryan Stanley, Angela Myles

Telephone Conference Members: Doug & Caridad Frantz, Frank Lozier

**READING AND APPROVAL OF MINUTES**

On December 19, 2018, 7:30 p.m., the Annual Meeting was held at Santa Lucia High School. There was no quorum.

**ELECTION OF OFFICERS**

*Election of Officers – the election of Officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.*

John Becker opened the meeting with the subject of the reappointment of current Board Members. He was not sure when their term limits would expire, but recommended reappointing them in their current positions. Therefore, he made a motion to reappoint: Angela Myles, Bryan Stanley, Doug and Caridad Frantz, himself, Barbara Ausanio, and Frank Lozier.

Motion: John Becker

Second: Barbara Ausanio

All in Favor: Yes

**CHANGE OF BANK**

John: When Florida Community Bank merged with Floridian Community Bank in 2018, the transition did not go smoothly. Due to ACH issues, John recommended changing the HOA banking institution from Florida Community Bank to IBERIABANK located at 1645 Palm Beach Lakes Blvd, Suite 100, West Palm Beach, FL

[Note: ACH credit transfers include direct deposit, payroll and vendor payments. ACH direct debit transfers include consumer payments on insurance premiums, mortgage loans, and other kinds of bills.]

Motion: John Becker

Second: Javier Torres

All in Favor: Yes

Angela Myles 10-16-19  
Barbara Ausanio 10/16/19

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**FORFEITURE OF FREE LAWN SERVICE**

John: The Association currently offers free (front lawn) mowing services to its Members. He recommended that this benefit be forfeited to those who continuously violate the rules of the Association i.e., property maintenance, parking, easement encroachment, dumping, fireworks, unlicensed, unregistered, inoperable vehicles, pet nuisances, etc. The definition of a habitual offender would require further review; however, he would like to proceed with the introduction of this concept in the newsletter. The suspension of the free lawn service benefit to a habitual offender would be decided by vote of 4 out of 8 Board Members.

Motion: John Becker

Second: Barbara Ausanio

All in Favor: Yes

**PROPERTY OWNER VIOLATIONS**

John: Property owner, Manny Rubies, 5642 Kimberton Way, installed a backyard fence that is encroaching on the easement. Rubies never submitted a completed Architectural Request Form to the Association for approval prior to the fence installation which is in violation of Article X, Architectural Control. He has repeatedly refused to remove the fencing thus creating a nuisance consisting of the obstruction of adequate easement access for safety and welfare of his neighbors and the ability of the Association to properly maintain the public utilities. Per Article XIV, General Provisions, Section 5. Remedy for Violation, the Association has the right to abate or remove the violation at the expense of the owner whereby the fencing will be removed without being deemed a trespass. Motion to remove the fencing located at 5642 Kimberton that is encroaching on the easement.

Motion: John Becker

Second: Barbara Ausanio

All in Favor: Yes

**OFFICERS AND THEIR DUTIES**

John: It was recommended that Barbara Ausanio fill the position as Secretary in order to keep the minutes of all meetings. The office of Secretary and Treasurer is currently held by Bryan Stanley. Barbara asked if she would have to forfeit her current title as Vice President should she accept that position. The answer was yes, per Article XI, Officer and their Duties, Section 7, Multiple Offices. Only the offices of Secretary and Treasure may be held by the same person. No person shall simultaneously hold more than one or any of the other offices except in the case of special offices created pursuant to Section 4 of this Article. Barbara Ausanio declined the position. Subsequently, Javier Torres, accepted the responsibilities associated the role and title of Secretary.

Motion: John Becker

Second: Barbara Ausanio

All in Favor: Yes