

Lee's Crossing Meeting Minutes June 17, 2020

- ✓ **Meeting Started** 7:30PM
- ✓ **Board Members Attendance**- Javier Torres Dan Vettorazzi, Barbara Ausanio, Angela Myles, Jill Vesic
- ✓ **Past Meeting Minutes**- Reading of the minutes for the past meeting was read and agreed meeting minutes were correct by all members present.
- ✓ **FPL Initiative**- The board has been in talks with FPL to enhance the lighting around the Lee's Crossing grounds however this has become a challenge with the COVID-19 epidemic still in full force. We will continue to work with FPL as time and restrictions allow.
- ✓ **Community Service Credits Initiative**- Javier will propose to the board of directors, to post a link on the website, for some volunteer work, to help with community service, in order to earn some credits. This may help with those members that are behind in their member dues, as those credits may be applied to a balance due or a violation.
- ✓ **Lee's Crossing Bank Statements**- the current board of directors have obtained a current audit of the years 2019 and 2018 however, Lee's Crossing bank statements from the past years including 2019, 2018, 2017, and 2016 were never turned over to the board of directors from John Becker former President of Lee's Crossing as required by law. Javier and Barbara have been working diligently over the past several months to reconcile the accounts and rectify discrepancies regarding past account balances. One of the major concerns is the members had enrolled in the auto pay plan, and there were no records to verify past payments and the bank statements were voided. The bank used to hold these accounts were uncooperative with this documentation without an expensive compensation. Therefore as of May 31, 2020 this bank account was closed. One thing that the board has identified in this was that there was a few of John Becker followers that were getting a significant discounts for performance specific roles for John Becker's personal gain. When confronted with those account discrepancies some of these members have paid up, and some of these member have been defiant. In our goal to scrutinize these accounts we are asking for proof of payment, including check images, bank statements or receipts.
- ✓ **Delinquent Accounts**- Currently we identified 38 members who have delinquent on their member dues, some have been past due for years, in all the association is trying to collect \$170,000 in losses. All of these individuals have been notified throughout the year of the monies due and only small groups have paid. When the association cannot collect the money that is due, it makes it more difficult to manage to day to day operations and essentials to preserve the community. The current boards of directors are dedicated and continue to meet these challenges regardless of the financial difficulties; ultimately we will be moving into our next phase of collections which will be property liens. The board of directors can no longer afford to continue to look the other way and allow delinquent members to continue not to pay

their share of dues. A high number of non paying members will result in a increase in dues for the rest of the paying members in the future years to come.

- **Motion Proposed By Javier Torres, President** – For the Association Attorney to proceed with the Property Lien Letter as part of the collection process for the non paying members of their association dues for 2020? All in favor-Javier Torres, Dan Vettorazzi, Barbara Ausanio, Angela Myles, Jill Vesic....

✓ **Florida Statue 720.306 (9) Election and Board Vacancies**-*A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association on the day that he or she could last nominate himself or herself or be nominated for the board may not seek election to the board, and his or her name shall not be listed on the ballot. A person serving as a board member who becomes more than 90 days delinquent in the payment of any fee, fine, or other monetary obligation to the association shall be deemed to have abandoned his or her seat on the board, creating a vacancy on the board to be filled according to law. For purposes of this paragraph, the term "any fee, fine, or other monetary obligation" means any delinquency to the association with respect to any parcel. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, may not seek election to the board and is not eligible for board membership unless such felon's civil rights have been restored for at least 5 years as of the date on which such person seeks election to the board. The validity of any action by the board is not affected if it is later determined that a person was ineligible to seek election to the board or that a member of the board is ineligible for board membership.*

- **Motion Proposed by Javier Torres, President**- Removal of Bryan Stanley from the Lee's Crossing Board of Directors as "Director" – it is important to note that Bryan Stanley has been removed from his office title as "Treasurer" in December 2019 for failing to execute duties of the Treasurer. Javier is now motioning to remove Bryan Stanley from the Board of Directors as a "Director" as he is currently delinquent +90 days in his association dues.- all in favor- Javier Torres ,Dan Vettorazzi, Barbara Ausanio, Angela Myles Jill Vesic....

✓ **Financial Audit for Fiscal Years 2017 and 2016**- Due to the uncertainty and accountability of the Association's financial records, it is recommended and proposed that Accounting & Tax Firm, LLC audit the bank records for the years 2017 and 2016. An annual audit of the Association's books is required at the completion of each fiscal year. There are no records of proof that this has been done.

- **Motion Proposed by Javier Torres, President**- Motion to propose Accounting & Tax Firm LLC perform an audit for fiscal years 2016 and 2017. All in Favor? Javier Torres, Dan Vettorazzi, Barbara Ausanio, Angela Myles Jill Vesic....

- ✓ **COVID-19**-The pandemic is by no means over. While some hot spots wane, new ones are popping up around the U.S. and elsewhere in the world. South Florida is still in Phase one of reopening compared to other counties statewide. The numbers of reported cases of Covid-19 are still rising in Palm Beach county, therefore, the pool remains closed until further notice. The Association, as with other communities, do not have the staff, means, nor the funds to meet the stringent regulations set forth in Palm Beach County Covid-19 Emergency Order Number 7. For additional details please refer to the Lee's Crossing web page and follow the link to the Palm Beach County Covid-19 website that provides weekly status reports, along with other information.
- ✓ **Lawn Maintenance**-With summer upon us and the kick-off of the rainy season, lawns are in their growing phase. Weekly assessments are being made throughout the community in regards to yard maintenance. Those who neglect to keep their yards maintained to acceptable standards are receiving violation notices. With the discontinuance of the free front lawn service that was draining the Association's finances; we have found that the yard maintenance offenders are the same individuals who were getting the free lawn service while their assessments continue to be in arrears. We have heard from others that they got quite a lawn mowing service deal provided by a resident within the community. It's nice to hear that the community has the ability to adjust to the changes implemented earlier this year and come up with creative alternatives that are beneficial and satisfactory to those who show initiative.
- ✓ **Garbage Collection**- Effective October 1, 2019, Solid Waste Authority implemented their residential automated curbside service to save on manpower. Specifically, the automated service means that every residential curbside customer must use their SWA issued garbage cart in the correct manner. The instructions for the correct placement curbside are on the lid of the garbage cart. Be sure to point the white arrows (located on the lid) out to the street so that the automated service can be utilized properly. Pointing the trash bin in the wrong direction results in the Advanced Disposal truck passing by and not emptying the trash bin. The driver will not exit the truck to turn your trash bin around to enable the mechanical arm to grab the trash bin and empty it.

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Board of Directors:

Javier Torres, Dan Vettorazzi, Barbara Ausanio, Angela Myles, Jill Vesic, Vital Philma.

