

## Meeting Minutes July 15<sup>th</sup> 2020

- ✓ **Roll Call-** Javier Torres, Dan Vettorazzi, Barbara Ausiano, Jill Vesic, and Angela Myles
  
- ✓ **Meeting Start Time: 6:37PM**
  
- ✓ **Broadstar Presentation-** Due to the COVID-19 pandemic Broadstar is not able to do a public event in the community to launch the upgrade in the community. The new activation service upgrade will be completed on August 25<sup>th</sup> the replacement systems will allow for the removal of 2 metal racks that currently occupy the server room in the pool and reduce power consumption significantly. It will also reduce the heat generated inside the pool house, the video will be digital and the service will not need additional equipment. Since there are so many rental units there will be door hangers placed throughout the community to educate the community of the options available and this will help identify the empty units. The door hangers will be removed after a few days from those empty units once identified. The link for Broadstar is listed on the Lee's Crossing website for those members who would like to inquire about information.
  
- ✓ **Past Meeting Minutes Read-** Javier read the past meeting minutes from the July 15<sup>th</sup> 2020 Board Meeting.
  
- ✓ **Updates on the Community-**
  - **Front Entrance Upgrade-** Thank you Barbara for coordinating the upgrade for the front entrance colors and paint detail. The colors look great!
  - **Front Sign Enhancements-** Javier provided a sketch of the first drawing of Lee's Crossing and implemented this in the graphics for the signs and it provided a whole new look that made the dated signs look amazing. Thank you Javier!
  - **Enhancement in Lights-** Javier also will work on making improvements to the lighting to outline the entrance to further enhance the look.
  - **Tree Trimming-** Throughout the community and around the pool area, there have been some trimming done on the overgrown vegetation, some of the big trees were trimmed down neatly again to enhance the overall appearance.
  - **Inspection for Backflow-** Unfortunately Lee's Crossing has failed it's backflow test and the repairs are pending to address this issue. Once the repairs are completed we will be in compliance.

✓ **Future Projects-**

- **Lights** –Solar lights installed by the entrance to enhance visibility, Electric lights will also be placed once the electrical wiring is repaired by the entrance. Those lights that are hooked up to the electrical feed will be on a timer to save energy. There will also be a camera system set up to deter vandalism.
- **Cameras**- Javier is also exploring a solar option for cameras throughout the community for those members who are interested in having cameras set up in strategic areas within the community to also deter vandalism, more details to come as it develops.
- **Pool Closure**- the Lee's Crossing community pools has been closed since March 20, 2020 due to the directives of the Emergency Order 11 Palm Beach COVID-19 Recreational Facilities. With the Declaration of Continued State of Emergency Palm Beach, The Association does not anticipate the opening of the pool for the community until these restrictions are lifted anytime soon.
  - **Motion to Maintain Community Pool Closed**-Javier motioned the board to keep the pool closed for the time being until the restrictions are lifted. Angela 2<sup>nd</sup> the motion, all on the board agreed to keep the pool closed until the restrictions are lifted.

✓ **Monthly Finances**- The budget meeting is scheduled for the September 16<sup>th</sup> 2020 Board Meeting and all members are invited to listen. Javier provided the Board a preview of the profit & loss statement month by month on screen. Javier states he will email a copy of the P&L to all the board members so they are able to answer questions should they get approached by any members in the community.

✓ **Delinquent Account**- We currently have 32 members who are reluctant to pay their assessments, and this has resulted in a shortfall of over \$170,000 in much needed funds. These delinquent accounts not only hinder the operational resources required to manage the association; they affect every paying member who pays their dues on time. When the association experiences a serious decline in assessment collections, it results those higher assessment dues for the following plan year.

○ **Accounts with Lien Proceedings-**

- **Frederick Fletcher- -\$16,565.67- Motion to proceed with Intent to Lien**-Javier motioned the board to proceed with Intent to Lien-Barbara 2<sup>nd</sup> the motion, All the board members agreed to proceed
- **Daniel Dellepere- \$27,628.04 – Motion to proceed with Intent to Lien**-Javier motion the board to proceed with Intent to Lien-Barbara 2<sup>nd</sup> the motion, All the board members agreed to proceed
- **William Koch- \$18,073.48- Motion to proceed with Intent to Lien**-Javier motion the board to proceed with Intent to Lien-Jill 2<sup>nd</sup> the motion, All the board members agreed to proceed
- **Marlo Waterman \$25,066.88- Motion to proceed with Intent to Lien**- Javier motioned the board to proceed with intent to Lien- Angela 2<sup>nd</sup> the motion, all the board members agreed to proceed.

- ✓ **Opened Floor for Member Questions-** No questions rose.
  
- ✓ **Javier's Message-** Javier expressed the importance of open discussions on the board regarding topics and opinions amongst the board members; also he reminded if there is anyone in the community that is interested in joining the board of directors please encourage them to contact Javier for details on how to become a director.
  
- ✓ **Meeting Concluded – 8:02PM**

  
ACMYB  
  
Natalia Ruiz