

## Lee's Crossing Board Meeting Minutes 8-19-2020

- ✓ **Roll Call**- Javier Torres, Dan Vettorazzi, Barbara Ausiano, Angela Myles, Jill Vesic, Vital Philma,
- ✓ **Meeting Start Time**- 6:34PM
- ✓ **Past Reading Minutes**- Javier Torres read the past meeting minutes dated on 7-15-2020 and all the board members present had approved the minutes for the record.
  
- ✓ **Natalee Reif nomination** – Natalee Reif had expressed interest in joining the Lee's Crossing Board of Directors and Javier had spoken to her briefly before the board meeting on what the responsibilities were on being a director. She understood the commitment of being a board member and felt she is ready to devote her time to help her fellow board members improve the community of Lee's Crossing. Natalee attended the board of directors meeting and a vote was taken to elect her to the board of directors.
  - **Motion taken**- Javier motioned to elect Natalee Reif to the Board of Directors- Angela 2<sup>nd</sup> the motion, the rest of the board members agreed to elect Natalee Reif to the Lee's Crossing Board of Directors as a Director
  - Natalee Reif was given the Oath of Office to read back to the board and was sworn in as a director.
  
- ✓ **John Becker Florida Statue Violation**- On April 23<sup>rd</sup> 2020. Received a solicited letter from Association Management Corporation and a call to Barbara promoting business with the HOA (AMC) is a fictitious company own by Florida Real Estate Management Services and in line Florida Real Estate Management Service is register to John Becker. Javier brought up the Florida Statue 720.3033 in regards to an Officer, Director or manager may not solicit offer to accept, or accept any good or services of value for which consideration has not been provided for his or her benefit or for the benefit of a member of his or her immediate family from any person providing or proposing to provide goods or services to the association. If the board finds that an officer or director has violated this subsection, the board shall immediately remove the officer or director from office. The vacancy shall be filled according to the law until the end of the director's term of office. However, an officer, director or manager may accept food to be consumed at a business meeting with the value of less than \$25 per individual or a service or good received in connection with trade fairs or education programs.
  - **Motion Taken**- Javier motioned to remove John Becker from his position as director of Lee's Crossing Board of Directors- Barbara Ausanio 2<sup>nd</sup> the motion, and the board of rest of the board members agreed to remove John Becker from the Lee's Crossing Board of Directors.
  
- ✓ **MP One Enterprises, Inc. Estoppel Approval**-John Becker had requested an Estoppel for the property owned by MP One Enterprises (5628 Kimberton Way). Since MP One Enterprises has

been delinquent in the HOA dues for 2020, There was a question brought to the board regarding the late fee (10%) of \$2600.00 annual due in the amount of \$260.00 & the member profile that was not secured to obtain to further discount the annual HOA due \$680.00. In addition, Mr. Becker had requested to view the association records and due to a clerical error, an additional \$500 credit was due for a total discounted amount of \$1420.00 this \$1420.00 had been disputed between Javier and Barbara.

- **Barbara**-feels that the late fee should be applied, profile discount should not be honored & \$500 dollar credit for clerical error should not be applied for records request.
  - **Javier**- feels late fee should not be applied, profile discount should be applied and due to the clerical error the \$500 dollar credit should be applied, Furthermore, Javier had discussed this with the Lee's Crossing appointed counsel & was advised to dismiss the fees as pending court cost would be much more of a burden on Lee's Crossing than collecting fee's.
- **Motion Taken**-Javier motioned to remove the fee's associated with this case involving the estoppel request for MP One Enterprises- The board of Directors all voted 5 to 2 in favor of removing all associated fees.

✓ **Paul Spanier - Yard Maintenance Violation** – Paul Spanier owner of Property ( 5650 Shillington Way) was in violation for yard maintenance and the Lee's Crossing Association had to step in and remove yard debris due to a communication issue. Due to this communication issue Mr. Spanier had a discussion with Javier over the phone and Javier as president made a judgment call and agreed to pay the cost of the removal of the debris expense incurred by Lee's Crossing however, Javier advised Mr. Spanier that the violation fee was still his responsibility. The cost of the debris removal was \$200 & the cost of the violation was \$100. This was brought to the board of directors for a vote because of a dispute between Javier and Barbara.

- **Dan** spoke on behalf of Javier stating that the decision was already made with Mr. Spanier and being that Javier is the elected President of Lee's Crossing and made a goodwill decision based on the information he had. Dan further stated, it would not make the board of directors gain confidence in the community to retract a decision that has been already settled by the president of the association, with a member of the community.
  - **Barbara**- feels Mr. Spanier should pay the invoice of \$200 for the removal of the yard debris and the violation of \$100.
  - **Javier**-made a judgment call based on the miscommunication and conversation he had with Mr. Spanier.
- **Motion Taken**-Javier motioned not to invoice Mr. Spanier in the amount of \$200 for the expense Lee's Crossing incurred for the debris removal-The board of Directors all voted 5 to 2 in favor of not invoicing Mr. Spanier \$200.



- ✓ **Proposed Member Profile for 2021**-The board of directors discussed the possibility of not having a profile discount for the 2021 year. Natalee expressed concern that members in the community were expecting a profile discount and with the current COVID-19 pandemic, members throughout the community have economic loss. Vital, also expressed the same concern during this discussion, Barbara stated she is still working on the budget for the year and once the totals were completed she would release the numbers to the board of directors for further review and discussion. Javier explained the importance of accuracy since the past data budgets figures reflect a deficit for the year and the funds were low by the end of August forcing the board of directors to use the funds acquired for the next year to continue to pay the vendors and bills for the current year. He expressed concern for this trend and states this needs to be addressed in the next budget year so this does not become the trend for future budget years.
- ✓ **Proposed Budget for 2021**- Javier has advised the board of directors there will be an additional meeting before the budget board meeting scheduled on September 16, 2020- as the proposed budget is prepared, the date for the additional meeting will be forthcoming.
- ✓ **Parking tags update and application revision**-This topic was brought up briefly due to time constraints as Javier discussed extending the 2 hour limit for the parking tags to be extended to 4 hours. This topic will be further discussed along with application revisions in the next board meeting.
- ✓ **Meeting Ended**- 8:40PM

  
  
  
