

**Board Meeting- July 21, 2018**  
Board Members- Hratch (P), Kim (P), Jag (P), Sheryl (P)

**Meeting called to order by Hratch at 11:30 AM**

**Wave the reading of the minutes from last meeting**

**Discussion #1- Officer Hawkins**

- Officer Hawkins from the Boynton Beach Police Dept. was kind enough to come to our meeting to discuss options and remedies for speeding within our development. He felt the best way to combat the problems of speeding and ignoring stop signs in our community was to talk to each other. Don't be confrontational but be polite and point out to neighbors that they are going fast or not stopping at posted stop signs. He explained the different types of speed bumps and we also discussed the option of flashing stop signs and designated crosswalks. The officer also stated that even though the speed limit is 15 MPH within the development, the police dept. cannot issue tickets for under 25MPH.

**Discussion #2- Roofing Repairs**

- AJ- the owner of Garabar Roofing explained why we have so many leaks in Phase I, mostly having to do with the flashing. He also talked about having a membrane installed under the new roofs, which he believes would be beneficial. He talked about where the leaks are generating from and that many of the buildings have had repeated leaks. It is Aj's estimate that the roofs are about 15 yrs. old and we could possibly have 5 more years left on the shingles. That being said, almost all buildings in Phase I, have had roof leaks.

**Discussion #3- New Roofs**

- John, from Turnkey Consulting (our roof consultant) spoke to us about the process of getting new roofs. He was hired under the advisement of the roofing committee to work with us and advise us as to bids, roof design, materials, warranties, overseeing the project and many other items. John agreed with Garabar roofing as to the problems we are having with the flashing on the roofs. He also briefly talked about the differences between metal and asphalt shingles, which we need to explore further. He estimated that it will be about 30 days before he gets us a proposal which will be a complete assessment with detailed recommendations.

#### **Discussion #4- Assessment**

- A homeowner brought up the possibility of an assessment and what the amount might be. At this point we really have no idea, so we are not going to just guess at numbers. There was a previous assessment for the roofs a few years ago, and although the HOA has been adding to this sum every year, this may not be enough. There will most likely be another assessment for the roofs, but at this point, it is too early in the process to discuss the amount.

#### **Discussion #5- Motions (Hratch)**

- Hratch made a motion to renew our 300k line of credit. (We have never had to use it before) Motion approved unanimously.  
Hratch also made a motion to have ceiling fans installed in the pool area under the covered porch area. Motion approved unanimously.

#### **Discussion #6- E Unify ( Hratch and Kim)**

-We have just signed a contract with E Unify, which will enable us to consolidate all of our records online including finance, front gate instructions, violations and work orders. Ultimately, it can be used for many items, but initially we will be using it primarily for work orders. Homeowners will be able to enter work orders online and the system will show what vendor the item is being sent to for addressing the issue and ultimately who, how and when the problem was corrected. We will notify everyone when the system is fully functional.

#### **Discussion #7 Landscaping ( Sheryl)**

- Sheryl stated we are still receiving many work orders from homeowners who simply don't like their shrubs and would like them replaced. Unfortunately, we cannot afford to do this, as this would be too costly to the community. If shrubs are dead, obviously that is another issue and work orders should be submitted for their replacement. All work orders are assessed individually, but it can't be assumed that requesting new bushes or trees will be paid for by the HOA. It was also discussed that if the HOA will not pay for them, homeowner will have the choice to pay for replacement shrubs themselves. Obviously, a work order would still need to be completed and the plantings would have to be approved by the board.

**Discussion #8- Lighting Fixtures- ( Brought up by Hratch)**

- We approved new lighting fixtures for the buildings in Phase II at the last board meeting and Sheryl had some connections to try and get them at a lower price. Her connections didn't work out so we are still working on getting them and having them installed, hopefully before the next board meeting.

**Discussion #9- Sprinklers (Hratch)**

- It was brought up that some homeowners were concerned about the sprinklers spraying on their cars. We will have LMT adjust them if possible, when we receive complaints. A motion was made for homeowners to be allowed to have sprinklers relocated at their own expense, motion was denied.

**Meeting Adjourned by Hratch at 1:27**