



**AUTUMN WOODS HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**March 12, 2019**

**Call to Order** – The meeting was called to order at 6:40 PM. by Frank Miller, President.

**Roll Call** – Frank Miller, Steve Paley, Arleen Love, Linda Laguna, Hal Ziecheck, James Callan, Heidi Pukas, Stu Kaminsky and Bill Omanoff . Nancy Lucas, LCAM. Was also present from Management and Associates.

**Proof of Notice** – Proof of Notice of the meeting was presented by Nancy Lucas, LCAM.

**Vice President Comments:** Steve Paley read a prepared statement. As attached.

**Reading and Disposal of Any Unapproved Minutes:** Stu Kaminsky made a motion, seconded by Steve Paley to approve the minutes from 1.8.19 and 2.12.19. All in favor. Motion passed unanimously.

**Presidents Report:** Frank Miller reported that he would like to find more people to volunteer for the Board of Directors and for committees. Frank reported that the association is receiving more ARCs than ever before. He will continue to send quarterly reports to the community. Frank asked that we send a e-blast regarding the alligator in the pond. Discussion regarding calling code enforcement regarding the dead trees on Chestnut East.

**Treasurers Report:** Bill Omanoff gave the financial report that was prepared by Nancy Lucas, LCAM. In addition to the financial reports currently presented by Management and Associates Frank Miller asked Bill Omanoff if he additionally wanted copies of simple P & L reports with backup detail to be presented monthly. Bill agreed and Nancy was to review this special request with Helen to see if Management and Associates would have the ability to create these additional reports as requested.

**Manager's Report:** Nancy Lucas read the manager's report.

**Committees:**

**Compliance:** Jim Callan gave his report of violations. The community drive through was on 3.8.19. There were 29 new violations for Driveway and Sidewalks need to be cleaned. Dead turf violations we will hold off until spring to see if any come back. Jim mentioned that Cowden is at the attorney for non-compliance for the motorcycle sitting in front of the garage, boat and shed behind fence. Liverani on Pond View Ct needs to pressure wash house and the lawn needs to be replaced.

**Fusari-** Attorney response, new demand letter to owner to remove trees. Does not recommend HOA cutting them down. Hal Ziecheck made a motion, seconded by Linda Laguna to have the attorney send a letter to remove the trees. The BOD would like to see the letter before it goes out. All in favor. Motion passed unanimously.

**Tibbits-** The court ordered the Tibbits to pay the HOA \$8332.25 within 30 days or to appeal within the same time frame. Order was placed on February 20, 2019.

Plihal- Filed suit on Oct 2, 2018. Violations were lawn, tree house. Owner alleges the violations were cured before the suit was filed. Jim Callan, Hal Ziecheck and Nancy Lucas were onsite at the Plihal house on December 4<sup>th</sup>. Evidence hearing coming soon. Total fees to date \$7884.13. The hearing could cost the association \$3000.00 plus.

Jim Callan made a motion, seconded by Linda Laguna to have the attorney to make an offer to the Plihal of \$6500.00 to settle. 7 members for, 2 opposed. Motion passed.

**Finance:** Steve Paley suggested that more money be put into the budget for attorney fees next year..

**Community Relations:** Frank Miller thanked the Welcome Committee: Linda Laguna, Arleen Love, Cindy Miller and June Sharkey for delivering all the new resident directories.

**Maintenance:** Hal Ziecheck reported regarding the power repairs in the park. Large leg from transformer to the meter has gone out. Hal has received 3 proposals to repair the electric. They will have to bore through the park parking lot to the street to run lines needed. Linda Laguna made a motion, seconded by Stu Kaminsky to ratify the proposal from Lontakos Electric for the amount of \$4503.00. All in favor. Motion passed unanimously. The fence in the park is falling down and a mess. We are obtaining proposals for replacement. Tree replacement proposals, Frank made a motion, seconded by Stu Kaminsky to approve \$4900.00 for the tree replacements in the park and around the back pond on Meadow view. All in favor. Motion passed unanimously.

**Website:** Portal is up and running properly. The ARC applications is now on the portal.

We will send a letter to all owners to opt into email from the community. E-blast to owners regarding alligator in the Meadow View pond.

Hal Ziecheck made a motion, seconded by Heidi Pukas to send form to all owners to opt in for e-mails and e-blast. All in favor. Motion passed unanimously.

**ARC:** Jim Callan is working on changing the ARC application. Will discuss at that next meeting. The committee is working on ARC procedures.

**New Business:**

A Fence in the Park: Discussed under maintenance.

B. Attorney Interviews: Jim Callan and Frank Miller will interview a couple of attorneys.

**Adjournment** – Hal Ziecheck made a motion, seconded by Arleen Love to adjourn the meeting at 8:51 PM. All in favor. Motion passed unanimously.

Submitted by: Nancy Lucas, LCAM

Approved by:



**AUTUMN WOOD HOA  
MANAGER'S REPORT March 12, 2019**

**Collections:** Collection status is down to 2856.06 from 5743.17 last month. There are 12 owners in Pre-Lien status.

**Financials:** Balance Sheet and Budget Comparison Report for March 1- 31, 2019 is attached. These financials are also available on the website portal.

**Sheriff's Department Report:** Detailed report is attached.

**Lake Report:** Lake inspection report is attached.

**Violation Inspection:** The next compliance inspection will take place early next week. Several owner have complied since the last inspection in March. There were seven owners that had not complied after two or three notices of non- compliance that were sent to the attorney. As of today 3 of those owners are in compliance.

**Electric Repair in the Park:** Hal Ziecheck will discuss with the Maintenance Committee report. Notice of Commencement had been delivered to Peter Lontakos Electrical Services last week along with the 50% down payment of the proposal.

**E-Blast:** Several E-Blast have gone out recently. Hopefully the owners are reading them to stay informed of what is happening in the community. The come from our software provider, Caliber. If any owners are not receiving e-blast please log into the website and portal to correct your email address. Or you can always email Tara at [tmartinez@mgmt-assoc.com](mailto:tmartinez@mgmt-assoc.com).

**Wind Screen for Tennis Courts:** The wind screens were ordered several weeks ago. They were back ordered. The should be installed within the next 2 weeks,

Submitted by:

Nancy Lucas, LCAM