

# Ashton Palms Homeowners Association Inc.

Board of Directors Organizational Meeting Minutes  
Tuesday, May, 30 2017 6p.m.

**Proof of Notice:** Notice was properly posted on Sunday May 29 2017.

**Quorum:** A quorum was present; Saul Landesberg; Joe Herbert and Susan Schneider. Also in attendance was Brian Rivenbark from Sunstate Management Group.

## **New Business:**

### **Officer appointments:**

- **Motion** was made by Joe Herbert and seconded by Susan Schneider to appoint Saul Landesberg as President.  
**Motion passed unanimously.**
- **Motion** was made by Saul Landesberg and seconded by Joe Herbert to appoint Susan Schneider as Treasurer.  
**Motion passed unanimously.**
- **Motion** was made by Saul Landesberg and seconded by Susan Schneider to appoint Joe Herbert as Secretary.  
**Motion passed unanimously.**

**Front gate Lock:** Saul reported that the front pedestrian gate lock does not function properly and the residents do not have keys. Brian stated that he can get quotes to have the lock keyed and distribute the keys to the home owners.

**Main Gate codes:** Susan stated that the codes for the contractors at the main gate will need to be eliminated. Brian stated that he has control of the gate software and when CalAtlantic does not require access anymore he will erase the codes from the system.

**Pond Lighting:** Brian stated that he had called the fountain installer to inspect the light on the fountain and he stated that the algae had covered the lens and prevented the light from shining through. Susan stated that she would like to know what is causing the algae.

**Sod in Common area:** Brian stated that he has requested a quote from PDL to replace the sod at the entrance between the road and the sidewalk. Saul asked about the other dead grass at the common area at the corner of Foxtail Palm and Island Queen. Brian stated that irrigation will need to be installed in this area to grow grass there. The Board asked Brian to contact CalAtlantic to request them to replace the sod in this area because it was contractor negligence.

**Reserve fund:** Brian explained the resolution to the low balance in the reserve fund. Sunstate has put in a deficit funding request at the request of CalAtlantic to replace the funds that were budgeted to be in the reserve account.

**D&O, Liability Insurance:** Saul asked Brian to get a quote from the insurance agency for an umbrella policy which will add \$1,000,000 extra coverage to the liability policy.

**Web Site:** Brian stated he will get a quote from the Sunstate Management web designer for a password protected website to post documents for Ashton Palms.

**Right of Way behind Island Queen Ct:** Saul stated that getting the combination for the county right of way would be helpful if a resident wanted to build a pool. The pool contractors would have easy access to the backyards if they could get through the gate. Brian stated that there is a no trespassing sign with a county ordinance number on the gate. Saul stated that the other community to the west of Ashton Palms put that up. Lengthy discussion followed regarding the gate to the right of way.

**Meeting was adjourned at 7:30 PM**

NEXT MEETING: June 20<sup>th</sup> 2017 at 6PM