

Ashton Palms Homeowners Association Inc.

Board of Directors Budget Meeting Minutes
Thursday, November 30, 2017 6p.m.

Proof of Notice: Notice was properly posted on November 16, 2017.

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

Approval of minutes: A **MOTION** was made by Susan and seconded by Saul to approve the minutes of the October 24, 2017 Board meeting. **MOTION PASSED UNANIMOUSLY.**

2018 Proposed Budget:

- The Board discussed the increase in cable and internet. The increase is because all of the homes in the Association have been sold therefore the bill increases since there are more homes using the services. There was a discussion regarding whether the increase was staggered or a lump sum. Brian will pull the October Frontier invoice to research the increase. Saul would like to discuss reviewing the contract with Frontier to either decrease the fees or add services.
- Brian reported that the irrigation has been fixed. There was Bryzoa in the filter which caused the issue. The Board would like to know if there is a way to keep the Bryzoa from hurting the irrigation system. Brian will contact Chuck, who services the pond, and see if there is preventative maintenance that can be done to avoid this problem in the future.
- Currently there are 3 Homeowners that are 60 days late on their assessments. Accounting has sent letters stating the Homeowner has 14 days to pay otherwise they will be turned over to the Attorney for collection.
- There was a question regarding the Insurance line item on the 2018 budget. There is a decrease from the 2017 Budget.
- The Board discussed their options regarding any surplus leftover from 2017. Brian explained that the Board can spend the money, give it back to the Homeowners, or roll it over to the Reserves.
- **MOTION** made by Saul, seconded by Susan to approve the 2018 proposed budget as presented. Motion passed unanimously.

Old Business:

- Brian updated the Board on the Front Gate. The postal key switch has been installed. UPS and FedEx will need the gate code on the delivery note to be able to enter the Association. The gates will be kept open until January 2nd to assist in deliveries during the Holiday season.
- The Board would like the Pedestrian Gate locks to be replaced and new keys to be issued. Each home will receive 2 keys. The same lock as the East Side lock will be used so the gate will automatically lock when closed.
- The Board discussed lawn maintenance. PDL has not been meeting the Association's expectations. There are weeds around the monument and trash bags have not been picked up consistently. Brian reported that he has received 2 bids and is waiting on 1 more.
- Pond maintenance was discussed. Brian received a bid from Aquagenics for \$280 per month for pond maintenance.

- The Board would like to schedule a meeting with PDL and GHS to discuss performance and expectations.
- Brian reported that the website is up and running.
- The Board discussed bar codes for the gates. To activate the bar code the Homeowner should email Brian the number on the bar code.
- There was a discussion regarding security cameras due to several robberies within the Association. Brian has contacted Armour of Venice to get a price.

New Business:

- There is an issue with people speeding in the Association. Most of them are going to piano lessons at a home in the Association.

Meeting was adjourned at 7:26 PM

NEXT MEETING: No December meeting. Annual meeting will be the end of January/beginning of February.