

VIERA EAST VILLAGES DISTRICT ASSOCIATION  
BOARD OF DIRECTORS MEETING

DATE: March 11, 2008  
TIME: 6:30 PM  
PLACE: Wingate Estates Clubhouse

IN ATTENDANCE: Ron Yanko Bill Macheras  
Terry Mott  
Cheryl Howard Fair/Way Management

Rusty Banks was absent.

PRESENTATION BY CHRIS KENNEDY FROM HEALTH FIRST ON THE NEW VIERA FACILITY UNDER CONSTRUCTION.

CALL TO ORDER

Ron Yanko called the meeting to order at 7:25 PM following the Health First presentation.

CERTIFICATION OF QUORUM

Ron Yanko stated that there was a quorum with 4 of 5 Board members present.

PROOF OF NOTICE

Ron Yanko, President, stated that "Proof of Notice" was posted at each entrance in accordance with the bylaws of the Association.

MINUTES

The minutes of the December Budget meeting were presented to the Board for review. Cheryl Howard made a motion to approve the minutes as presented. The motion was seconded by Terry Mott and passed unanimously.

TREASURER'S REPORT

Tom Dillon gave the January 2008 financial report. Terry Mott made a motion to approve the financial report as presented. Bill Macheras seconded the motion and it passed unanimously.

OLD BUSINESS

- a) Neighborhood Watch Update – Terry Mott has Neighborhood Watch tips to go up on the HOA website.
- b) Rental Units – Following a discussion, the board consensus was to put information on the website. In addition, management was directed to compose a draft letter and email it to the Board for review. Once the Board reviews the letter, management will mail a letter to each homeowner and rental property. The letter will inform owners and renters that the renter is to be given the covenants to read by the owner or directing the owners and renters to the website where they can obtain the information.

- c) Newsletter Update – Terry Mott stated that after receiving the Viera Voice newspaper, she does not want to do a newsletter anymore. Ms. Mott would prefer to use the Viera Voice for any announcements that need to be made.

#### NEW BUSINESS

- a) Properties in need of maintenance – Cheryl Howard made a motion to give management the authority to notice homeowners whose property are in severe disrepair that they need to come into compliance. If they fail to comply within 14 days, the association will exercise its right, according to the documents to go onto the property and correct the violation, bill the homeowner and lien the property. The association will only clean up the property enough to bring it into compliance, giving it decent curb appeal in order to not cost the association unnecessarily.
- b) Change in covenants enforcement procedure – Cheryl Howard made a motion to change the current violation letter procedures. The new procedure will be a first letter, much like the previous first letter. The second letter will be much like the previous 2<sup>nd</sup> letter but will contain a statement letting the owner know that if violation is not brought into compliance within the allotted time frame, the next notice will be a notice of fines. The 3<sup>rd</sup> notice will tell the owner that if the violation is not complied with that they will be fined the maximum amount permitted by Florida Statutes after 14 days and that they have the ability to request a Due Process hearing but must be requested in writing within the 14 days period. If no response is given, the owner will be fined for 10 consecutive days following the 14 days. Bill Macheras seconded the motion and it passed 3-1 with Terry Mott opposed.
- c) Meeting date changes – The meetings were previously set up to be the first Thursday of March, June, September and December. They have now been changed to the 2<sup>nd</sup> Tuesday of March, June, September, and November 18 for the Budget and Annual meetings at the Wingate clubhouse. The June meeting will be changed to the Lutheran church or the Viera Regional Park Community Center. Bill Macheras will be setting up to invite the school board candidates to the June meeting. Management is directed to email Bill Macheras with the place and time set up for the June meeting so he can inform the candidates.

#### NEXT MEETING DATE

The next meeting will be June 10, 2008.

#### ADJOURNMENT

With no further business to come before the Board, The meeting was adjourned at 8:15 PM.

Respectfully Submitted,

Thomas Dillon  
Fair/Way Management