

VIERA EAST VILLAGES DISTRICT ASSOCIATION
BOARD OF DIRECTORS MEETING

DATE: September 3, 2009
TIME: 6:30 PM
PLACE: Wingate Estates clubhouse

IN ATTENDANCE: Ron Yanko Bill Macheras
Rusty Banks
Cheryl Howard Fair/Way Management

CALL TO ORDER

Ron Yanko called the meeting to order at 6:32 PM.

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 2, 2008 meeting were presented to the Board for review. Rusty Banks made a motion to approve the minutes as presented. The motion was seconded by Cheryl Howard and passed unanimously.

SOCIAL COMMITTEE REPORT

Laene Keith, the Social Committee Chairperson was not present at the meeting. Ron Yanko attended a Social Committee at Mrs. Keith's house and reported on the SC plans for a Bennington block party. They will be holding the block party with little or no funds requested of the Association. The party will be held September 19th in the Wexford cul-de-sac from 5-8 PM. Flyers will be distributed to all Bennington residents.

TREASURERS REPORT

The Board of Directors was presented the July 2009 financials. Cheryl Howard made a motion to approve the financials as presented. Rusty Banks seconded the motion and it passed unanimously.

OLD BUSINESS

- a) Annuals at the entrances – Dave from Tropic-Care had sent an email stating that the annuals for all the entrances will be changed out in late September or October. The annuals will need to last through the end of the year and will likely be a red and white theme. Tropic-Care is waiting for the temperatures to be sustained in the 80s in order for them to have the best chance of survival. At the time of the annuals change out, three of the entrance beds will be re-done in order to display the annuals better.
- b) VECA Update – Rusty Banks gave a report of the status of VECA since he also serves on that Board.

NEW BUSINESS

- a) Annual Meeting – Set Date; Board vacancy – Management will check on the status of the room availability at Wingate on Tuesday, December 1, 2009. If it is not available, the Annual Meeting will be held on Wednesday, December 2, 2009 at 6:30 PM at the Wingate Clubhouse.
- b) Covenants and Due Process Status – There was a discussion on the July inspection. Management reported that there have been no DPC hearings since no owners have requested one. Ron Yanko stated that he took the July inspection list and drove around checking the properties on the list. A majority of the list was from Somerville. Mr. Yanko stated that Somerville was looking better than it has in the past. Management reported that the property on Quinn has not complied with removing their Foxtail palms from the right of way area. Cheryl Howard made a motion to send a final notice for removal of the palms. If there is no response or compliance, then management will pursue with the Association's attorney. Rusty Banks seconded the motion and it passed unanimously.
- c) Foreclosures; status, maintenance, liens – There are currently, 6 liens and 1 bankruptcy. There are approximately 6-8 properties in foreclosure. Rusty Banks made a motion to begin SH on the 5010 SV, 5150 SV, 1816 Sussex and 5290 SV. Cheryl Howard seconded the motion and it passed unanimously.
- d) Speakers for future Board Meetings – Terry Mott reported that she had some possible speakers for upcoming meetings. Once the Annual meeting date is determined, management will send the date to Mrs. Mott and she will schedule a speaker.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 7:57 PM.

Respectfully Submitted,

Thomas Dillon
Fair/Way Management