

TREVI AT THE GARDENS HOMEOWNERS ASSOCIATION INC.

BOARD OF DIRECTOR'S MEETING MINUTES

Thursday September 26TH, 2019

Trevi Community Pool

6:30 PM

- Call meeting to order- Dawn Moore, LCAM from Advantage Property Management called the meeting to order at 6:32pm.
- Establish a quorum of board- Those Board Members present to constitute a quorum where: Treasurer, Randy Tappin; Secretary, Renee LaGrenade; Director, Steve Colberg; and Kathy Nelson (via telephone).
- Review prior Minutes and approval - Dawn Moore read the Meeting Minutes of May 22, 2019. Steve Colberg made a motion to approve; Randy Tappin' seconded; all were in favor.
- Overview of financials- Randy Tappin reported that the Association is in good financial shape with \$39,000.00 in Reserves which will be \$46,000.00 at the end of the year. Randy reported that there are (7) homeowners in arrears. The Association has filed liens against (5) of the properties and will file liens on the other (2) properties once the legal grace period has passed.
- Old Business:
 - Street lights on during the day: Renee LaGrenade reported that Illuminations has inspected the lights and cannot find any defects and can not diagnose why the lights are intermittently coming on during the day. The Board does not want to spend any more money on this issue at this time.
 - Community Get togethers: Renee reported that the (twice per month) Community Get Togethers have not had much participation, so the Association will try just a once monthly Get Together on Saturday evenings to see if there is a better turn-out.
 - Fitness room: Renee reported that the fitness room has been painted and new flooring has been installed. Renee reported that Association has one price to replace of \$3,000.00 and asked Dawn to get another bid.
 - West entranceway lights: Renee reported that Illuminations has repaired the entranceway lights. The cost to repair was \$900.00. Renee reported that there were multiple emails between Trevi, Illuminations, and the county weeks before the repair and that it was the Trevi Board's understanding that the county would pay for the repair because the damage was caused when Ranger Construction was excavating the property for the county land improvement project. Renee further explained that the county has since refused to pay the bill and claims that they told Illuminations NOT to

repair the lights until the construction project was completely finished. Renee asked Dawn to contact the city representative, Mike Morrow and the county representative, Stephen O'neil to see if they can help get this issue resolved.

- Hood Road update: Renee reported that the county land improvement project is completed. Renee asked Dawn to address the following pending issues when she meets with Mike Morrow (city) and/or Stephen O'neil (county): Street Lights to be installed at Trevi entrance?, Trevi Marquee Sign is now located in an awkward location because the road was revamped by the county, will county help pay for new sign to be located at strategic location? (The association has (2) bids for new sign), the curved road and entrance street trees were a major attraction to the community and county has removed both, will county help with street tree replacement?
- Woodpecker houses installed throughout community as deterrent: Renee reported that wood-pecker holes in the fascia trim is not the association responsibility. The Association Docs state that association is responsible for the roof maintenance and replacement and also for painting the exterior of the buildings. All other maintenance is the homeowner's responsibility. Renee explained that there are several wildlife management companies that offer different solutions for this problem. Woodpecker houses installed throughout the community may be a solution that the association will investigate further. (Dawn will contact vendors and report back to the Board).
- Broken pathway lights by landscaper repaired and Horizon reimbursed Association: Renee reminded homeowners in attendance that if they notice any damage to the lights to immediately report to Board or Advantage. Horizon will reimburse association for cost to repair.
- Renee reminded homeowners that back-yard maintenance is the responsibility of homeowners.
- New business:
 - New management property engaged as of 8/15/19. Introduction to Advantage by Dawn Moore, new manager.
 - Determine best option to set up ACH payments: Renee explained to the homeowners present that ACH payments are *not* set-up yet because bank wants to charge Association \$200.00 per month for this service. Dawn Moore reported that homeowners may want to contact their banking institutions to inquire about setting-up automatic monthly drafts (check payments) which are sent directly from their banking institution to Advantage.
 - Shutter replacement as vendor no longer fabricating plastic shutters: Board discussion about replacement decorative shutters. Board in agreement that missing shutters are required to be replaced. Renee made a motion to approve allowing residents to replace missing shutters with wooden ones. Homeowners should make every attempt to pair plastic shutters and wooden shutters to each window. Randy seconded the motion; all were in favor.

- Update on lake fountain: Dawn reported that we are still waiting for proposal from Allstate Resource Management.
- Dates and venue for Annual and Budget meetings- Dawn reported that meetings are tentatively scheduled for December 4th at 6:30pm at PBG Library. Notices will be sent to homeowners once PBG Library approves request (will not be approved until 10/6).
- Homeowners comments: Jeff Gorfido of 4529 Mediterranean Circle S. suggested that given the deficit amount in the Budget due to homeowners in arrears, the Association may want to consider collecting dues every month, instead of every quarter, so that association could "catch" delinquencies more quickly. Renee reported that may be a good idea and is worth exploring more. Dawn Moore reported that once homeowners are turned over to the attorney for collection, there is a legal "grace period" that they are allotted to make payment which she believes is 45 days and will check with Advantage to clarify.
- Adjournment of meeting: There being no further business to discuss, Steve Colberg made a motion to adjourn at 7:42pm; Renee seconded; all in favor.