



Monthly Board Meeting

Date: August 8, 2020

Location: 1448 Monterey Drive

Members Present: Mary Hackett, Susan McCormick, Steve Ward, Deb Kelsey and Pat Abell

Members Absent:

Guests Present: Stacy Seapy (1485MD), Jan Sprinkle (271LVD) and Frank Dizon (1450MD)

Call to Order: 6:34 p.m.

Mary introduced the three guests. Stacy and Jan have volunteered to come onto the FSPHA Board. Their positions will be determined at the end of this meeting.

Frank requested time to address the board over what he observed at 1450MD on Saturday, 9/3/2020 and wanted to know why 1450MD had to remove a vehicle from the driveway. A general discussion followed.

Finance Secretary: Steve emailed a report to the board prior to the meeting. Invoices for 2nd quarter will go out at the end of September. He reported that sending "reminder" invoices to those who hadn't paid in July worked well - eleven of twenty made payments. Some paid in full!

In summary: 44 homeowners have paid in full - about 1/3. 9 homeowners have not paid anything this fiscal year. Two are up for court actions. The other 7 paid up last year but haven't yet this year. All other homeowners are paying either quarterly or monthly. A detail of all 133 homeowners status was provided in a spreadsheet which was sent to each board member. A discussion followed regarding various items.

Common Area: Steve emailed a report prior also. Algieri mowed all common areas except the upper part of Area F and Area M. The Grind gave an estimate for \$1,910 for various items. Dead tree in Area G; girdling vines from trees along Four Seasons Drive near Area L; girdling vines from 2 large trees in commons area bordering the townhouses and removal of dead pine tree and cutting low limbs in Area N along Four Seasons Drive.

1498LFD asked that 3 large limbs overhanging his yard from the commons need to be trimmed back.

A general discussion followed regarding the mowing and clean up of the various common areas.

Treasurer: Sue reported that we are in good shape right now because of the homeowners who have paid in full. The checking account balance is \$54,428.30 with the Comcast bill \$4,387.98 pending. The balance would then be \$50,040.32. The savings account balance is \$29,961.36. Sue also reported that she researched that we should have 25% of the annual budget for a reserve amount in savings. A discussion followed regarding various items such as the fence that was installed back when Rio Road was expanded.

Sue presented the budget. Steve moved that we approve the budget seconded by Mary. Discussion followed and Pat mentioned that there was no money for the FSPHA web site (fspha.com) and \$200 was budgeted in previous years. Following the discussion the budget was approved unanimously.

Secretary: Pat reported that it has been a fairly active month. He had a request from Deb for envelopes but he was out of envelopes and referred her to the treasurer who has a set of envelopes with the return address.

Ran a survey both online and with the 18 non-email members about attending the Annual meeting if/when due to COVID. A total of 40 of the 133 members responded (30%) and 13 including the 5 board members would attend and 27 would not attend.

There were two new homeowners - 1479 MD and 1517 LFD. Pat has contacted both new members and added their information to the email contact list.

There were two complaints about trash not being picked up at 1456 MD and 1459 MD, different days. They were referred to Time Disposal. The solution was to pick it up the next time through! Some complaints about Time Disposal leaving the empty trash containers in the "middle of the street".

There were some difficulties with the fspha.com **Contact the Association** page not getting the contact information routed to the board members. We had to reach out to former president Chris Meadows and he was able to correct the problem. He then sent updated instructions and they have been added to the documentation.

We were contacted by WordPress.com advising that the FSPHA renewal did not go through. I advised them that this was set up by the former president and we did not have any documentation or instructions on the relationship with FSPHA. I advised them to contact the current president and gave them the FSPHA P.O. Box and President's name. I also copied my response to Chris Meadows as a courtesy. It seems that he changed the contact email from his email to the fspha.notes@gmail.com which was set up

in 2017 when the email contact and payment process was started. I also forwarded the original email and copied Mary on my response.

I received call from Chris and he told me some of the details. Each year the **domain name** and the subscription for **fspha.com** has to be renewed. The total cost is \$66. Chris reported that there is money in the budget each year and it should not be a problem. He took care of the renewal and promised to send further instructions.

261 LVD is currently unoccupied and the information has been changed in the email contact list to reflect the contact.

Architecture: Deb reported it was just more of the usual. She is sending out the concern letters to homeowners regarding items that need action to bring their properties to meet the standards. A discussion followed regarding specific properties.

President: Letter from 1454MD regarding gutter issue with 1452MD. Supposedly the rain from gutters causing property damage. A discussion followed and Mary will write a letter telling 1454MD it is not an issue for the FSPHA Board to address. 1454MD and 1452MD need to resolve the issue.

Old Business: 1475MD status. Discussion regarding what to do. Mary will again take it to court again.

Newsletter needs to go out informing the association regarding the cancellation due to COVID-19 restrictions. Mary asked for board member input ASAP so the newsletter can go out this month.

New Business: The two new board members; Stacy Seapy will become the Secretary, Jan Sprinkle will work with Steve Ward on Commons Area and Frank Dizon will volunteer again when he retires from the military next year.

Newsletter: A discussion occurred as to what should be included.

Comcast: A discussion occurred regarding the current contract signed 18 July 2018 and expires in three years. There is an automatic renewal unless either party provides notice 60 days prior to cancellation. It was decided to leave this subject for the next meeting in October.

Adjourn: 7:40 p.m.

Next Meeting: Tuesday, October 13, 2020 - Location and type of meeting to be determined