

BELLE OAK VILLAS HOA
BOARD MEETING
APRIL 17, 2018

The meeting was called to order at 6:30 p.m. and the members in attendance were: Nancy Porter, Diane LaForge, Tom Henry, Annette Bennett, Dan Denney, Jose Rosado, Mary Anne Gardner, 3 guests in attendance. **ABSENT:** Samantha Feuer, Kevin Haumann

Minutes: Motion was made by Nancy Porter and seconded by Dan Denney to accept the February 20, 2018 minutes. **All in favor and motion passed.**

Minutes (Directors Meeting): Minutes read stating officers for the upcoming year and approved by Annette Bennett and 2nd by Dan Denney. **All in favor and motion passed.**

Treasurers Report: Mary Anne Gardner gave the Feb and March treasurer's report in the absence of Kevin Haumann.

Lot 78 sent a letter to the attorney asking for a payment plan for the outstanding fees. On March 8th an email went out to the Board Members asking for a vote if we should extend her time and accept another payment plan. Results via email were 7 nays 1 yes 1 not responding. Vote not to extend was related to the lawyer to proceed with lien.

Architectural Report: No report given.

NEW BUSINESS:

Roofing Shingles: A motion was made by Tom Henry to change the requirements to be mandatory starting Jan 1, 2019 to GAF Timberline HD Weatherwood 3 dimensional roofing shingles stating that they can withstand 130 MPH winds. Seconded by Nancy Porter. **All in favor and motion passed.**

Pool #1: Pool #1 isn't clean and the board is upset with the pool company that is contracted with BOV. The board is accepting pool bids.

Pool #2: The ceiling done. A quote from **Jeff Coffin Painting for \$2,500.00** to do the following: to pressure wash and paint pool house and grey trim. Tom Henry made a motion to accept the bid and 2nd by Mary Anne Gardner. **All in favor and motion passed.**

Inspections: The following is the order for inspection notices

- a) First notice gives resident 30 days to comply
- b) Second notice gives resident 10 more days to comply
- c) Third notice goes to the action committee - resident can be fined.

Retaining Lake Wall around large pond: Angelo Randazzo volunteered at the annual meeting that he would visit Fairway Village and get information on their retaining wall around their lake. He took photos and presented them to the Board. The board has received a proposal from GA Nichols and is in the process of obtaining more proposals. Dan Denney will check on Bal Harbour for more information on their wall.

Landscaping:

Commercial Maitenance gave us a bid of \$3,192.00 to re-sod areas where water valves were repaired. A motion was made by Annette Bennett to hire Commercial Maintenance and 2nd by Dan Denney. **All in favor and motion passed.**

Nancy Porter made a motion to adjourn the meeting at 8 p.m. and 2nd by Annette Bennett. **All in favor and motion passed.**

Respectfully submitted,

Mary Anne Gardner
Secretary

