

Fountain Park Homeowners Association

Board of Directors Meeting

October 14, 2015

Board Members Present

Jeff Brown, President	Present
Mina Reeder, Vice President	Present
Donna Groman, Secretary	Absent
Gene Bowman, Treasurer	Present
Jeff Ursiny, Director at Large	Present

Homeowner Attendees:

See attached sign in sheet.

Property Management:

Suzanne Giedraitis - HOA Management Solutions

I. Call to Order:

Jeff Brown called the meeting to order at 6:30 PM.

II. Homeowner Forum

Two homeowners addressed the Board. Topics included concerns regarding the current landscape vendor, the website design, yard sale advertising, and the absence of a board member from meetings. Lights were reported out at the fountain.

III. Approval of Minutes

Action: A motion was made, seconded and unanimously passed to approve the minutes from September 9 and 23, 2015 meeting with minor corrections. (Ursiny/Brown)

IV. Treasurer's Report and Approval of Financials

A verbal report on the September 2015 financials was given by Gene Bowman. A second draft 2016 budget was distributed to the Board Members for review and input.

Action: A motion was made, seconded and unanimously passed to approve the financials from September 2015. (Brown/Ursiny)

V. Manager's Report:

A written report was submitted. A brief verbal summary presented.

VI. Committee Reports:

- **Architectural Committee**

No new requests were received.

- **Compliance Committee**

Mina Reeder stated that during October the committee will review the status of homes that were previously deemed in need of painting.

- **Hospitality Committee**

No report given.

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- **Landscape Committee**

Gene Bowman reported the new landscape maintenance vendor D & G Landscape Maintenance will begin November 1, 2015. Their contract may be terminated with a 30 day notice.

- **Splash Committee**

The September 2015 issue of the Splash was published and disseminated. Input for the October 2015 edition should be to be submitted by October 18, 2015.

- **Pool Committee**

The pool committee requested funds to purchase pool furniture as it is currently on sale.

Action: A motion was made, seconded and unanimously passed to approve the expenditure of not more than \$1,400.00 for new pool furniture. (Ursiny/Brown)

- **Security Committee**

No report given. It was suggested that volunteer security committee member Andy Scott be given access to the computer and DVR images from the pool. This is to be addressed upon the return of Donna Groman.

- **Website Committee**

Nothing new was reported.

VII. Unfinished Business:

- **Pool Access Codes**

No action

- **Tennis Court Gate Lock**

Note: F & N has not completed the repair of this lock. Security bids to be obtained upon the return of Donna Groman.

- **Zimco Bid For Lighting at the Pool**

Action: A motion was made, seconded and unanimously passed to approve the bid by Zimco, in the amount of \$2,525.00, for the upgrading of the lighting in the pool area. The wall fixtures suggested by Zimco will not be used. Mina Reeder to follow up with approved fixtures. (Brown/Bowman)

VIII. New Business

- **Budget Preparation**

No additional funding requests were submitted by any committees. The draft budget was amended by Gene Bowman to include an additional \$1,200.00 going to electrical expenses and \$1,200.00 less going to the Reserve Fund.

Action: A motion was made, seconded and unanimously passed to approve the 2016 Budget as presented with amendments as described above by Gene Bowman. (Brown/Bowman)

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- **Park/ Pool Fence Painting**

Action: A motion was made, seconded and unanimously passed to approve the bid by Gabriel Chavez LLC, in the amount of \$4,350.00, for the painting of the park and pool fencing. The pool fencing will be painted black and the work should begin right away. The color is still under consideration for the perimeter fencing and the vendor should not proceed on this part of the contract until a color is chosen. (Ursiny/Bowman)

- **Park Pest Control**

Action: A motion was made, seconded and unanimously passed to approve the bid from TruTech, in the amount of \$1869.00, for continued pest control service in the park. (Bowman/Brown)

- **Candidate Nomination Form/Ballot Review**

Note: Draft versions of these documents we reviewed. Management was asked to send Mina Reeder the Candidate Nomination Form for distribution in the next issue of The Splash. January 23, 2016 was chosen as the date for the Annual Meeting.

- **RV Parking Discussion**

No action

- **Steering Committee for Tennis Courts Project**

No action. One person, Joe Zitkus, has volunteered for this committee. More members will be sought.

- **Security Company Bids**

No action

IX. Next Meeting: November 18, 2015

X. Adjournment: The meeting was adjourned at 8:26 PM.

**Respectfully Submitted,
Suzanne Giedraitis, Community Manager
HOA Management Solutions
10/15/15 Version I**

