

Fountain Park Homeowners Association

Board of Directors Meeting

May 10, 2017

Board Members Present

Jeff Brown, President	Present
Paul Earls, Vice President	Present
Barbara Lehmann, Secretary	Present
Kate Avery, Treasurer	Present
Beau Alexander, 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 6:30PM.

II. Homeowner Forum

Three homeowners addressed the board. The issues addressed by the homeowners included: questions about the cost for the new management company and the new landscape company, concerns about pest control in the park and the replacement of faded signs in the pool area.

III. Approval of Minutes

No Action

IV. Treasurer's Report and Approval of Financials

Action: A motion was made, seconded and unanimously passed to approve the March 2017 financials. (Brown/Earls)

Action: A motion was made, seconded and unanimously passed to approve stenographic services for board meetings at a cost of \$75.00 per meeting. (Avery/Alexander) (For: Earls/Lehmann)
(Against: Brown)

V. Manager's Report:

A written report was submitted.

VI. Committee Reports:

- **Architectural Committee**

One request were submitted for review and deemed unnecessary as no changes visible from the street were noted.

- **Compliance Committee**

Barbara Lehmann stated she participated in the last compliance drive. One letter was sent out regarding non-compliance.

- **Hospitality Committee**

Barbara Lehmann stated there will be no May Coffee but a July 4th Celebration will be planned.

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- **Landscape Committee**

Action: A motion was made, seconded and passed to approve the acceptance of a bid from The Groundskeeper for landscape maintenance services at the cost \$2,254.00 per month. (Alexander/Lehmann) (For: Earls/Avery) (Against: Brown)

Action: A motion was made, seconded and unanimously passed to approve \$14,215.00 in additional landscape enhancements to be made by The Groundskeeper. (Alexander/Earls)

- **Splash and Website Committee**

Beau Alexander stated the Splash committee is moving away from email distribution of the Splash. It will be posted to the community website for homeowners to review. Input for the next newsletter is due on May 14th. The newly approved landscape enhancements will be publicized in the newsletter.

- **Pool Committee**

Jeff Brown reported the pool pump has been repaired and a new alarm will be installed on the pool gate. A sign reminding people to clean up after pool parties was requested.

Action: A motion was made, seconded and unanimously passed to approve a bid from Zimco Electric, in the amount of \$475.00, to repair the pool area lighting. (Brown/Earls)

- **Security Committee**

Paul Earls stated the security cameras are not working at the pool. He has not been able to make contact with F&N Enterprises. He will be researching new security companies.

VII. Old Business:

- **Fountain Repairs**

Action: A motion was made, seconded and unanimously passed to approve shutting down the fountain until the necessary electrical repairs are made. (Brown/Alexander)

- **Park Amenity Replacement**

No action

- **Deck Recoating Under Pool Ramada**

Note: Jeff Brown and Beau Alexander will do some minor repairs and paint under the pool ramada.

- **Painting at Pool House**

No action

Note: A "paint party" will be held to paint the pool house. Volunteers from the community will be sought.

- **Insurance Reimbursement for Wrightstown Wall Repair**

Action: A motion was made, seconded and unanimously passed to approve filing an insurance claim on the associations policy for the wall repairs paid for by the association. (Avery/Brown)

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Note: Kate Avery agreed to research if the Lot 169 wall damage can be claimed against the Association insurance and what that process would entail and report back to the Board.

- **Tennis Court Fence**

No action

- **Parking Lot Resealing**

No action

- **Stenographic Services**

Note: This item was discussed earlier during the Treasurer's Report.

- **Pool/Park Security System**

No action

- **Doggie Bag Dispensers**

Action: A motion was made, seconded and unanimously passed to approve the purchase of two pet waste bag dispensers at a cost of \$118.00. (Avery/Lehmann)

VIII. New Business

None

IX. Next Meeting: June 14, 2017

X. Adjournment: The meeting was adjourned at 8:00 PM.

**Respectfully Submitted,
Suzanne Giedraitis, Community Manager
HOA Management Solutions
5/11/17 Version I**