**Pastelle POA, Inc. / The Oaks**

**Board of Directors Meeting Minutes**

**April 22, 2014 6:30 PM**

**Bethel Lutheran Church, 7905 SE Federal Hwy**

**Hobe Sound, FL 33455**

1. **Determination of Quorum:**

Brandon Woodward, President present Steve Marcketta, Treasurer present

Jason Metzger, Vice President present JP Fougeron, Director present

JoAnn Snyder, Secretary present John Kantor, Director absent

Also present Leanne Borner, LCAM from Coastal Community Association Management.

The meeting was called to order by Brandon Woodward at 6:30 PM

1. **Approval of Minutes:**

**A motion was made by Brandon Woodward to approve the minutes from March 25, 2014 meeting as presented. The motion was seconded by Steve Marcketta. The motion was approved unanimously.**

1. **Financials**

Steve Marcketta reported that the association is in a good cash position for the first quarter of the year. Steve presented his cash flow chart. Steve explained that we do have items that have been approved by the Board to be done but have not been done yet so they have not been expensed.

1. **Open Members Comments:**
2. The owner of 6063 Crooked Oak reported police activity at 5895 Crooked Oak and all owners should be aware of things out of the ordinary. Board explained they are looking into more security, to possibly include cameras and better fencing.
3. The Brennan’s asked what the norm was regarding security in other associations. The Board replied that cameras seem to be.
4. Mr. Smith on Heritage reported someone entering on the wrong side of the gate.

1. **Financial committee**:

No report

1. **Managers’ Report:**
2. Action Item Matrix Included in Board packet, there were no questions from the Board on any items.
3. Violations report included in Board packet.

Leanne reported that the Fining Committee held their meeting on April 17, 2014 in regards to 6088 Crooked Oak and the cameras and 7667 Heritage roof cleaning.

The committee approved the 7667 Heritage roof cleaning and Leanne will contact the accounting department to begin putting the fine on their account.

Leanne reported that on 6088 Crooked Oak she had spoken to the owner and he will be down the weekend of April 24, 2014 and he will remove them. The committee approved to begin fining 6088 Crooked Oak as of May 15, 2014 if the cameras have not been removed by then.

1. **Landscape committee:**

Joe Sadano did not have a report at this time

JP did report that they will be getting the 25 chairs re-strapped and will be picked up Friday. Valley Crest will be removing the dead pentas in the entrance ways and will be replacing those with the dwarf bougainvillea’s.

1. **Social committee:**

There was no report from the committee but Jo Ann Snyder reported they are looking into a community get together for Memorial Day and July 4th.

It was discussed to have a garage sale just once a year.

1. **Unfinished Business:**
2. Board made the decision to hold off on the lake maintenance for the time being. They felt it is not necessary at this time.
3. **A motion was made to approve the Valley Crest Proposal for the preserve maintenance at a cost of $3,375 per quarter. The motion was seconded by Jason Metger. The Motion was approved unanimously.**
4. The survey is being tabled until next meeting.
5. The lounge chairs were discussed the Board would like them to stay the beige color but make the contrast strap dark turquois.
6. It was suggested that a letter be sent to all owners by the president.
7. A set of rules and regulations needs to be prepared.
8. Parking enforcement will be Coastals job again.
9. The Board was presented with two proposals for the power washing of the community. Frenches for $4,000. And they would like to confirm the total price on the one from M&H.
10. **New Business:**
11. 6039 Crooked Oak drive, plantings were removed that were on common property in the buffer. Leanne Borner measured the property line to confirm this. Brandon Woodward will talk to the association attorney as to how we should handle this.
12. **A motion was made by Brandon to approve lien foreclosure on 6071 Crooked Oak. The motion was seconded by JoAnn Snyder. The motion was approved unanimously.**
13. It was noted that the Weston property is foreclosed, bank has not moved, and a letter needs to be sent to the bank that the property has been damaged
14. Cuomo filed for bankruptcy 2014, discharged in May $500 a month plus the quarterly maintenance fees. Wait for discharge.
15. Want to find out from attorney if we can make a rule that renters cannot have pets.
16. **Adjournment:**

**A motion was made by Brandon Woodward to adjourn the meeting. The motion was seconded by Jason Metzger. The motion was approved unanimously. Meeting adjourned at 8:10 pm.**