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

**Board of Directors Meeting Minutes**

**May 27, 2014 6:30 PM**

**Hunters Grill Crooked Oak Ave.**

**Hobe Sound, FL 33455**

1. **Determination of Quorum:**

Brandon Woodward, President present Steve Marcketta, Treasurer absent

Jason Metzger, Vice President present JP Fougeron, Director present

JoAnn Snyder, Secretary present John Kantor, Director present

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 April 22, 2014 meeting as presented. The motion was seconded by John Kantor. The motion was approved unanimously.**

1. **Financials**

Steve Marcketta was absent but had emailed the Board his report and the association is in good shape

1. **Open Members Comments:**
2. 5752 Crooked Oak reported wanted to know if the Board was looking to reduce the quarterly fees at all in the future, Board did not see that happening but suggested he join the financial committee.
3. 6080 Crooked Oak reported that they think it is the same individual that is pooping in the pool and is there something we can do about it. Brandon wants to talk to the attorney and have them send a strong letter to this home.
4. 6063 Crooked Oak wanted to know when the survey would be sent out. It is being worked on.
5. **Managers’ Report:**
6. Action Item Matrix Included in Board packet, there were no questions from the Board on any items.
7. Violations report included in Board packet.
8. **Landscape committee: Fu**
9. A report was submitted by the grounds committee which will be attached to these minutes.
10. Pool area they would like to ask the guy doing the pressure washing if he would consider doing the chairs at the pool.
11. Central Lake needs work, need to talk with Valley Crest as to what they are responsible for.
12. They would like to see a speed bump or two on Heritage.
13. Driveways there are weeds that need spraying.
14. **Social committee:**
15. There was no report from the committee, but the Board reported that the pool party on Memorial Day was a big success. They are going to skip the 4th of July party and look at doing a back to school party in August.
16. **Unfinished Business:**
17. There were several proposals submitted to the Board for cameras at the pool. Jason Metzger reported he had experience with Pro Vigil and they were very good. **A motion was made by Brandon Woodward to accept the Pro Vigil proposal. Jason Metzger seconded the motion. The motion was approved unanimously. They will table final sign off on this proposal until they have the chance to meet with a rep from Pro Vigil at our next meeting.**
18. There were two proposals received for pressure washing the community, one from Frenches and one from M&H, both at $4,000. **A motion was made by Brandon Woodward to accept the proposal from Frenches. The motion was seconded by Jason Metzger. The motion was approved by JoAnn Snyder. John Kantor and JP Fougeron did not approve. The project will be awarded to Frenches.**
19. The gate repair was completed by Extreme Gate and the gate looks good.
20. 6039 landscape removal, the attorney said the association has the right to bring it back to its original state and bill the owner for it. Brandon and Leanne will work on a letter.
21. **New Business:**
22. Brandon Woodward reported that the audit had not been completed yet due to the fact that the 2012 audit had never been signed off on so Fred Dulas did not have the reports he needed for 2012. We are working to get this done as soon as possible. Proctor Crook and Crowder would like to review it prior to the Board signing off on it.
23. **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.**
24. Cuomo filed for bankruptcy 2014, discharged in May $500 a month plus the quarterly maintenance fees. Wait for discharge. Once it is dismissed we can go after him and foreclose our lien or go after the rent from the tenants.
25. Avalon Oaks development may be a dead issue at this time. They were turned down by the LPA and most likely then they would be turned down by the commission.
26. Melcarsky and Kolsinski, the Board was presented with a number of emails about the problems with these two regarding landscape. The Board would like to find out what Valley Crest has in its procedures for something like this and we will re-address.
27. Audit and engineering. The reserve report shows that we are underfunded. Brandon Woodward would like the Board to come up with a list of items that they feel needs to be addressed by the developer and when completed he will submit it to the attorney.
28. **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 7:43 pm.**