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

**Board of Directors Meeting Minutes**

**June 23, 2014 6:30 PM**

**Community Pool**

1. **Determination of Quorum:**

Brandon Woodward, President present Steve Marcketta, Treasurer present

Jason Metzger, Vice President absent 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 May 27, 2014 meeting as presented. The motion was seconded by JP Fougeron. The motion was approved unanimously.**

1. **Financials**
2. Steve Marcketta presented the Board with his cash flow sheet and reported that the association was in good financial standing. This is due in a large part to the hard work the attorney has done on the collections.
3. Brandon reported that our receivables are down from $291,000 to $100,294
4. **Open Members Comments:**
5. 6055 Crooked Oak reported that she is still not able to have anyone call from the gate to get in. Leanne will get this updated.
6. **Managers’ Report:**
7. Action Item Matrix Included in Board packet, there were no questions from the Board on any items.
8. Leanne Borner reported that violations have come way down and that she has been driving through once a week and doing violations on another day. Leanne reported to the Board that Coastal will not go in at night and tag cars as this is dangerous. Brandon wants Leanne to talk to Suzie Butler as he said this was in their contract. Leanne brought to the Boards attention a company called Garing Parking Enforcement. The cost was reasonable. The Board would like to get more information on this for the next meeting.
9. **Landscape committee: Fu**
10. JP reported that Valley Crest is working on the preserve maintenance and the first time around will take longer but once it is done we should not have to do quarterly maintenance
11. Discussed lake maintenance. Proposals were given in a past Board meeting. Leanne will get them out and send to Joe Sadano who will look into them.
12. Valley Crest is working on cleaning up the perimeter around the lakes
13. Valley Crest has submitted a proposal for the removal of the Brazilian pepper trees by the pool. Will be discussed later in the meeting
14. Valley Crest will be spraying for weed
15. Crape myrtle has a type of scale on it in areas throughout the community and Valley Crest can treat that at a cost of $4,500.
16. Valley Crest is looking for a possible increase when the contract is up in a year.
17. Frenches pressure cleaning is in phase III on Split Oak. JP thought they were going to do the chairs at the pool also and will check with Jason Metzger.
18. Board wanted to know what the policy was if any of the Valley Crest guys had a problem with an owner. JP reported that if that occurred the guys are told to leave the property and the manager would be called. Brandon explained that the association has easement rights
19. **Social committee:**

There was no report from the committee,

1. **Unfinished Business:**
2. Brandon Woodward, JoAnn Snyder and Steve Marcketta met with the Pro Vigil rep and the package that we will be getting will include night vision, motion sensor and an actual person will be looking at the feed. The pool area will be monitored from dusk to dawn which are the pool hours. The sheriff will be notified if the alarm goes off and they do not leave. It is a 12 month contract for $6,000 plus a protection plan at $25.00. Notices will be posted as they have to be to let people know the area is monitored. It is a continual feed and is off site. **There was a motion by Brandon Woodward to accept the Pro Vigil contract for the one year at $6,000 plus the $25.00 a month protection plan. The motion was seconded by Steve Marcketta. The motion was approved unanimously.** There was a discussion as to where it will be placed and Brandon will talk to them about the best place to install it without it being so obvious.
3. An electrician will be needed to install the pole for the camera. Leanne Borner suggested Ault Electric.
4. 6039 landscape removal, Leanne Borner reported that the letter had been sent and received and that Mrs. Lambert, the owner, had called her and had also met with Kyle from Valley Crest to discuss the proposal to replace the plants. Mrs. Lambert does want to make things right but felt that the proposal was high and not all those things were there to begin with. After some discussion **a motion was made by Brandon to table this issue until the next meeting. The motion was seconded by JoAnn Snyder. The motion was approved unanimously.**
5. Attached to the minutes is a proposal of enhancements from the Grounds Committee. **A motion was made by Brandon Woodward to approve the proposal with two changes. In #1 we only need 3 trash cans and table item 7 until next meeting. The motion was seconded by Steve Marcketta. The motion was approved unanimously.**
6. A survey was presented to the Board in the packet that had actually been presented prior to this meeting. Brandon Woodward said let’s get it out as it has been too long. Mail it with the gate code change letter, which they would like to go out as soon as possible.
7. **New Business:**
8. Gate code change was discussed and the Board would like to do it more often.
9. Parking enforcement discussed earlier.
10. There is an issue with Mr. Skoch and a fence that was installed in 2010 by his neighbor on his property. Brandon asked Leanne to check with code enforcement on this issue
11. **Adjournment:**

**A motion was made by Brandon Woodward to adjourn the meeting. The motion was seconded by JP Fougeron. The motion was approved unanimously. Meeting adjourned at 8:00 pm.**