

**ARBOR COURT PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
THURSDAY, MARCH 15, 2018 AT 10:30 A.M.**

I. Call to Order:

President Robert Cox called the meeting to order at 10:30 A.M. The meeting was held at the MCA Clubhouse. A quorum was established.

Board Members Present: Robert Cox, President; Ellen Sikora, Vice President; Sally Stipp, Secretary; and Dan Wilson, Treasurer. Also, present Amy Martin, CAM. Also present were several members of the Association; Raymond Perkins, Kim Knudsen, and Jean Wheeler.

II. Minutes:

The Minutes from the Workshop meeting on February 15, 2018 were read by Sally Stipp.

**A motion was made by Dan Wilson to approve the Board of Directors meeting minutes from February 15, 2018; with two (2) changes having to be made, and seconded by Ellen Sikora. All were in favor. Motion passed.**

III. Treasures Report: Dan Wilson

All of February invoices were paid.

Amy has updated the delinquent owner list on her managers' report; there is one (1) delinquent homeowner for the month of February, three (3) that owe for March, and the other two (2) owners are paid up to date.

**A motion was made by Robert Cox to accept the Treasure's report and seconded by Sally Stipp. All were in favor. Motion Passed.**

IV. Committee Reports:

DAB: Dan Wilson

One (1) request has been turned in for a tree to be removed from owner's property. Committee approved request at owner's expense using a licensed and insured arborist.

Landscaping: Ellen Sikora

Ellen had a meeting with Kevin from Waterside to review the contract and address several components of the contract which were not being fulfilled.

Robert and Ellen are going to walk Arbor Court with Bruce and Kevin from Waterside.

Welcoming: Sally Stipp

There are two (2) homeowners that have not been welcomed; as soon as they are fully moved in to their units they will be.

Block Captains: Sally Stipp

The flags are ready to go up, they will go out two (2) days before holidays and taken down one (1) day after.

A recommendation was brought up for less flags and to place the flags at each street light so they are lit up at night.

President's Report: Robert Cox

Amy is going to call the insurance and termite companies if they are on file to get updated information on homeowners that have expired policies. If a company is not on file, Amy will be calling the owners.

V. Old Business:

The Board discussed homeowners insurance. As of January 2018, 19 homeowners had not submitted proof for 2 or more years. It is reasonable to understand that one year's form could have been lost but not year after year on the same accounts. Requirement of proof of not only this year but the missing two (2) prior years was discussed but not voted upon yet. The board's aim is to prevent this from happening again, and to update each villa file. Those non-compliant would be considered 'not in good standing'; hence, amenity privileges would be suspended and fines issued. Maintaining home insurance is a serious matter because if an uninsured villa was to burn down, it is most likely that a very large special assessment would need to be imposed on all residents to rebuild the unit. It is reasonable to assume that if someone does not carry home insurance; they will not have funds to clean up and rebuild their villa. This is why Arbor Ct. covenants are clear and extensive regarding insurance requirements. (pgs.11&12). The good news is that some owner's have been responsive to the letters that went out last month. The concern is for the people whose records indicate big lapses or no insurance at all.

VI. New Business:

Jean Wheeler would like to be on the Fining Committee.

In review of the financials, some discrepancies were spotted, which Amy is to report back to the board on.

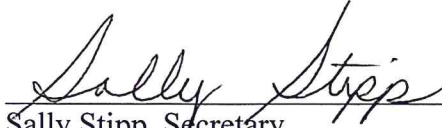
Clarification on tree cutting policy forthcoming.

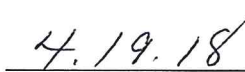
VII. Adjournment:

**A motion was made by Sally Stipp to adjourn the meeting at 12:22 P.M. seconded by, Ellen Sikora all in favor. Motion passed.**

All calls will continue to go through Amy Martin, 352-746-6770

Submitted By: Amy Martin, CAM

  
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Sally Stipp, Secretary

  
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Date