

**FOX HOLLOW VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES – JUNE 24, 2015**

Members Present: J. Hendry, Pres.; P. Bassa, V. Pres.; B. Brown, Treas.; B. Benson, Secy.;
D. Asher, M. Evans, J. Shoaf

Also Present: J. Konopacky, M. Ulyat, I. Wohlitka

1. Call To Order: President Hendry called the meeting to order at 9:00 A.M.

2. Minutes: The May 27, 2015 minutes were **APPROVED**. (VOTE 7-0)
(Mr. Bassa made the **MOTION**, Mr. Asher seconded.)

3. Document Question: Covenant Article VIII, Section 28 on Rentals was discussed, with Ms. Ulyat providing information as follows: A Crystal River resident would like to buy a house in Fox Hollow with no plans to live in it, but would like to allow her family members and/or friends to use it free of charge for their vacations. The Board determined no action was required on its part since the house was not to be rented. The prospective owner lives nearby and is aware of our By-Laws and Covenants.

4. Treasurer/Finance: Ms. Brown said the resident account that was in arrears with lien fees on it has been paid in full. The budget is in good shape except the administration line which now includes expenses related to social committee activities not previously budgeted for 2015. Also, the bank now charges us a monthly fee on ACH Debit Account transactions, so we need to include about \$1,200 in the administration line for this new fee in our 2016 budget.

5. Committee Reports:

A. DAB: Ms. Evans reported requests were received to: 1) replace an air conditioner, 2) trim trees, 3) replace windows, 4) enlarge a screened porch 5) move plants and remove dead ones and 6) to replace outside garage and front porch lights. Awaiting Art Porelle's return for decision on edging (borders).

B. Landscape/Maintenance: Mr. Shoaf informed us that the trees on our common property were being trimmed and the grass seeded. The Litchfield leak was repaired. The dead tree discussed last month has been removed by the resident. The Measel/Pinehurst erosion problem will be discussed with our landscape vendor, Mr. Lopez.

C. Social: No report.

D. Welcome: Ms. Wohlitka reported the committee visited new residents Carol and Chuck Keller. and will be meeting with another new resident shortly.

E. MCA DAB Rep.: The next meeting will be on June 25.

F. MCA Finance Rep.: No report.

- G. MCA Landscape/Maintenance Rep. –Ms. Strawitch’s report was as follows: Meadowcrest Blvd. and MacVicar Road trees were trimmed; the landscape contract was reviewed and minor changes made to save over \$1,000 a month. Waterside Environmental CARE, Inc. was recommended to the MCA Board to be the contracted landscape vendor for the next three years.
- H. MCA Board Rep.: Ms. Evans reported the May meeting minutes indicated Waterside charged \$25,000 for the recent tree trimming. (Only \$15,000 was in the budget.) The clubhouse, pool baths, and gazebo roofs will be redone after the shingle color is selected.

At the June meeting, Ms. Locke rescinded her resignation. Waterside Environmental CARE, Inc. was awarded the landscape contract for three years. For insurance purposes, an audit of clubhouse/pool keys will be conducted. All residents must have their keys registered at the MCA Office. These “keys” are to be treated as valuable, (as if they were a credit card) and not loaned out or left lying around. The Office needs copies of all completed New Resident forms. Tickets will be given for speeding and/or stop-sign violations on Meadowcrest Blvd. Gambling of any type (Bunco, 50-50’s, etc.) will not be permitted in Meadowcrest as it is not allowed by Florida Statutes in Homeowner Associations. The Office will no longer order front yard lamps and posts. Check with your DAB for information on what type and where to order.

6. **President’s Report:** Mr. Hendry will discuss the subject of yard sales with the other POA Presidents at their meeting on June 25. Information will be put in the next ‘News & Views’ concerning mail deliveries to handicapped residents.
7. **Old Business:** The question of doing a resident survey was discussed and suggested topics were requested. Ms. Benson will prepare a draft for presentation to the Board when it meets in August.
8. **New Business:** Mr. Konopacky questioned the Covenant concerning “for sale” signs, saying the store-bought type are somewhat larger than the 6x8 size allowed. The Board said the DAB has the authority to waive that problem..
9. **ADJOURN:** The meeting adjourned 10:50 A.M

Respectfully Submitted,

Barbara Benson

Barbara Benson, Secretary

NOTE: Next Board Meeting: August 26, 2015, 9:00 A.M., Office