

**SUNDLAND VILLAGE EAST
BOARD OF DIRECTORS MEETING
Auditorium
June 9, 2011**

OPEN SESSION – 9:30 AM

Topics mentioned:

Charlie Walker mentioned that the SVE Office and Maintenance Staff were here at this meeting in support of the Board Members.

One resident, a representative of six (6) others in attendance, voiced their opinions concerning the four (4) members of the Board resignations and the firing of the manager. It was also mentioned the Boards inability to handle meetings as these residents felt they should. They offered a list of recommendations that they felt the Board should follow.

Charlie spoke to the residents in attendance concerning the dismissal of the past manager.

Question concerning the \$100,000 that was moved

BOARD OF DIRECTORS MEETING – 10:00 AM

Board Members Present: Charlie Walker, Linda Peterson, Glenda Gearhart, Ed Zarr via conference telephone, Dick Schinke, Interim Manager

All stood for the Pledge of Allegiance.

SECRETARY'S REPORT – Glenda Gearhart

Minutes from the May Board Meeting were approved as submitted.

Linda Peterson moved to appoint Curt Davis, Wayne Berg and Richard Perrault to the SVE HOA Board of Directors, seconded by Glenda Gearhart, passed.

TREASURER'S REPORT – Ed Zarr

Ed presented to the Board the May Treasurer's report (Attached A). Ed reported via conference telephone his report on the expenses and liabilities of the village. These included the net ordinary income of \$4,221.57, the total Reserve Equity of \$1,121,334.10, and the total Liabilities and Equity of \$3,416,016.12 for the month of May. If there are any questions concerning his report, please contact Ed by e-mail.

SECURITY REPORT – Curt Davis

Curt presented to the Board the May Security Report (Attached B). Curt reported that Allegiance Security has been working hard to learn our property and residents. He is aware that Allegiance is at the Mesa Verde Room to make sure the ladies leaving the Singles Club feel secure. There are still garage doors being left open at night.

ARCHITECTURAL REPORT – Richard Perrault

Richard Perrault presented to the Board the May Architectural Report (Attached C). Richard commended the ACC Committee on their work.

He reported Title Transfers in May, 2011 were four (4) Condo and eight (8) Houses. There were sixteen (16) new violation complaints investigated and verified. There were two (2) second violations that will have fees associated with them.

MANAGER'S REPORT – Dick Schinke

Dick Schinke presented to the Board his report (Attached D). Dick reported on the completed projects:

- The ice maker has been installed.
- The courtyard fountain has been repaired.
- The North area grass irrigation is complete.
- A new heat exchanger has been installed at the North pool.
- Air handlers in the Mesa Verde building were replaced.

- Maintenance golf cart was repaired.
- Tennis court fence painting is complete.

The work that is in progress:

- The work will begin at the end of the month to trim and skin the palm trees.
- We have four (4) bids on the dumpster pad and enclosure. This work will be done before the resurfacing of the main parking lot can begin. The Board will approve a contract today.
- SW Lawn will be trimming the trees as soon as the Board approves the contract.

There are four (4) homes that have delinquencies. Liens have been placed on these homes and our attorney will begin the collection procedures.

Dick explained that he is the interim manager through his company, HOA Services LLC. He is currently working 6 hours each Monday, Tuesday, Thursday and Friday. He can continue working these days and hours, but the Association does need a full time manager.

OLD BUSINESS:

Glenda Gearhart moved to appoint Dave Hughes and Ray Fergus to the ACC Committee, seconded by Linda Peterson, passed.

Linda Peterson moved to accept the contract from F.V. McArthur for the amount of \$13,610.00 for the installation of the Dumpster Pad and the Enclosure, seconded by Richard Perrault, passed.

Dick Perrault moved to pay South West Landscape the amount of \$6,096.00 for the trimming of trees that are designated, seconded Linda Peterson, passed.

Charlie explained the addition to the by laws concerning the signature on contracts to include the President of the HOA and one other Board Member. The President would also sign the contract as the SVE HOA Board President. Each page of the contract would also be initialed by both persons signing the contract.

A question was asked if the President was not available to sign a contract, who would be designated to take their place. Charlie said the addition would be changed to read, if the President was unavailable the Vice President would sign.

NEW BUSINESS:

Charlie announced the first reading of the changes to the by laws. Linda Peterson read the additions to the by laws (Attached E). Linda Peterson also read the changes in the Architectural Guideline #8. Christmas Decorations. (Attached F)

Charlie announced to the residents present that these changes were taken to the attorney and they are permissible.

There was discussion concerning the changes to the by laws by residents and the Board.

Richard Perrault presented to the Board a revised ACC change request form. This form will be used for all future requests by residents. **Glenda Gearhart made motion to have this revised ACC change request form used by the ACC Committee, seconded by Linda Peterson, passed.**

50/50 Drawing

Carol Chestek won \$19.

Motion was made to adjourn by Linda Peterson, seconded by Richard Perrault, passed.

Respectfully submitted

Glenda Gearhart

Secretary, SVE HOA

