

FIRENZE – LA FLORENCE AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS BUDGET MEETING MINUTES
Clubhouse Community Room

January 18, 2018

Call to order: The meeting was called to order 7:01 P.M. by David Mednick. In attendance were the following; Dan Tubrity, Chris Rivas, David Mednick, and Tom O'Brien. Also present was Amber Skelton of GRS Management Associates. Absent: David Houghton.

Proper Notice: Meeting noted posted on 1/16/18.

Review and Approval of Prior Meeting Minutes: Motion by Dan Tubrity, 2nd by Tom O'Brien, the Board unanimously approved the minutes as presented for the following meetings, 10/19/17, 11/16/17, 11/29/17, and 12/7/17.

Treasurer's Report: David Mednick reviewed the financial position of the association as of November 30, 2017. The community was had about \$455,000 in cash and \$225,000 of that is restricted funding. The total revenue as of November 2017 was \$666,000, which was \$37,000 more than the budgeted expenses. The roof pressure washing and walkway light projects that the Board considered in 2017 will now be completed in 2018.

Legal Report: David Mednick spoke to the members regarding the Board's ongoing efforts to pursue any units with unauthorized occupants, working with the attorney if necessary.

Sales and Rentals: David Mednick announced that there was one sale during December 2017, the home sold for \$272,000. There are currently 4 contingent homes. There were 6 new rentals during the last month between \$1,800 and \$1,975 per month.

Old Business:

- Sidewalk Lighting Project: Chris Rivas announced that the Renaissance Commons Master Association approved the sidewalk lighting project, the Board previously approved the project in 2017 and will be responsible for 1/3 the total cost, the Firenze total contribution will be \$15,800.
- Parking Restrictions and Modifications: David Mednick announced that the draft for the parking rules and amendments is not yet ready from the attorney's office. Re-stripping the roadways and consideration of hedge removal behind the garages will be postponed until after the documents have been received from the attorney.
- Roof Maintenance: A drone was used to inspect the roofs at the association and identify possible areas of concern for repair, the results were better than expected. David Mednick has contacted vendors to review the damage and provide estimate, the bids range from \$20,000 - \$40,000 but only 2 have been received and a 3rd is pending. An amendment is being created by the Association attorney to shift the roof maintenance responsibility from the owners to the community. The amendment will be reviewed by the Board at a later date and mailed to the owners for voting. Dan Tubrity raised the point that the association may be required to insure the roof if they are responsible for maintenance, the insurance cost for the roof policy may reduce the individual owner policies but maintenance will increase, pros and cons will be discussed with the amendment.

New Business:

- Tree Removal: landscaper reported a dying tree by 1363 Piazza Delle Pallottole, Chris Rivas will review the tree before considering removal.
- Meeting Dates: The next regular Board meeting will be held 2/22/18 at 7:00PM and the annual meeting will be held 4/19/18 at 7PM.
- Bulk Fire Alarm Contract: The contract with HW for the fire alarms monitoring and home security expires on 7/1/18. The Board will be obtaining bids for 3 for a new service vendor.
- GRS Discussion: David Mednick has proposed that the Board consider a transition to another management company; he feels that the level of service offered by GRS is not adequate for the association. He has obtained 3 estimates from, Allied, Cambell, and Talfield. The bids range from \$46,000 to \$70,000 and he would like to begin interviewing the companies with one other Board member. Additional onsite hours will be considered.
- Parking: Motion by Dan Tubrity, 2nd by Tom O'Brien to tow vehicles when they have any less than 4 tires on the pavers while parked behind the garages of the townhomes, the motion passed, Chris Rivas opposed. A letter will be sent to all owner and tenants by email and regular mail giving advance notice of the enforcement.

Adjournment: A motion to adjourn the meeting was made by Dan Tubrity, seconded and approved.

Respectfully submitted,
Amber Skelton, LCAM
Firenze – La Florence Homeowners Association, Inc.