

Firenze – La Florence at Renaissance Commons Homeowners Association, Inc.

Board of Directors Meeting December 12, 2018 Minutes

Present were:

Larry Scher, President
Thomas O'Brien, Vice President
David Mednick, Treasurer
David Houghton, Secretary

Also Present:

Jasenia Irizarry, LCAM

The meeting was called to order by Mr. Scher at 6:32p.m.

A **motion** to approve the minutes of the Board of Directors Meeting from November 15, 2018 was made by Mr. Scher, with a second offered by Mr. O'Brien. Mr. Mednick abstained from approving, three members were in favor and the motion passed.

A **motion** to approve the 2019 Proposed Budget to keep the monthly amount to \$220 contingent that the changes for adding \$25,000 for Roof Pressure Cleaning and changing the amount of the Surplus Rollover was made by Mr. Mednick, with a second offered by Mr. Scher. All were in favor and the motion passed unanimously.

They had the association's attorney Mr. Ryan Aboud come to the meeting to discuss the accounts that were with legal for covenant enforcement. He answered all the questions that the Board had and made suggestions on how to proceed with 1305 Via De Pepi.

Mr. Mednick explained to the board the proposed budget to the Board and the reasoning behind the surplus rollover amount and future projects that should be completed in 2019.

The Board inquired about the Master Association Turnover meeting and suggested that the manager get information to pass along.

Mr. O'Brien will now be in charge of locating vehicles that are on property along with Security's help that are not permitted to be parked overnight such as commercial vehicles and multi passenger vans.

The Board discussed the parking issues and asked that a diagram of how to and how not to park be created and sent out to all the residents.

The Board meetings will now be held on the 3rd Wednesday of each month at 6:30 at the clubhouse.

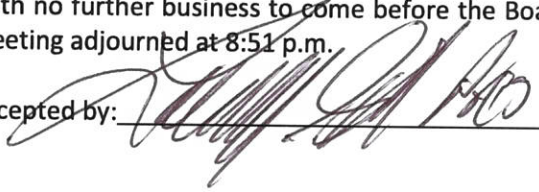
Discussion/Direction to Management:

- Proceed with the 2019 Proposed Budget with the motioned changes
- Inform security to work with Mr. O'Brien on getting unapproved vehicles removed from the property.
- Create a diagram of how to and not to park and send to all residents.
- Change meeting date to the 3rd Wednesday of each month at 6:30pm.

Adjournment:

With no further business to come before the Board, a motion to adjourn was made by Mr. Scher. The meeting adjourned at 8:51 p.m.

Accepted by: _____

A large, stylized handwritten signature in black ink, appearing to be 'M. Scher', written over the signature line.

Date _____

1-22-13