

Old Farm Homeowners Association  
Board of Directors Meeting  
Wednesday, October 26, 2016  
7:00 PM – Grace Community Christian Church - 2100 Rosemont Ave

## **Board of Directors Meeting Minutes**

- 1. Call to order:**
  - a. Gary Spitalsky called the meeting to order at 7:00 pm.
- 2. Determination of Board Quorum:**
  - a. All board members were present except Cathy Gordon.
- 3. Approval of meeting minutes for August 24, 2016:**
  - a. The Board members reviewed minutes in attendance.
  - b. Motion to approve meeting minutes by Gary Kantner and second by Randy Jones.
  - c. Motion carried.
- 4. New Business/Unfinished Business:**
  - a. Updates from Covenant committee
    - i. Applications:
      1. 2 received and approved ( shed and patio door)
    - ii. Violations:
      1. Windermere – trash: Archet - fence/mulch bags/high grass/dead branches; Windermere – garage door; Westmarsh – porch modification.
      2. Letters being sent to violators:
  - b. Relocating of 4 dumpsters in the parking lot of Old Farm Condos:
    - i. The 4 dumpsters have been relocated.
  - c. Jimmy McGee Park:
    - i. Clean up day - Jodie reported that the community service hours for the school kids are being done through their curriculums at school - suggests maybe contacting the Boy Scouts.
  - d. Snow Removal – Turf Management:
    - i. Proposal was reviewed by the Board- all prices remain the same except the snow blowing increased by \$5.
    - ii. Motion to continue the snow removal service with Turf Management made by Gary Spitalsky and seconded by Randy Jones.
    - iii. Motion carried.
  - e. Budget 2017:
    - i. The draft budget 2017 was presented to the Board for approval.
    - ii. Gary Kantner would like to see a 2016 column on the budget for comparison. He would also like to see the Management fee broken out.
    - iii. Motion to approve the draft 2017 Budget was made by Jodie Gergel and seconded by Gary Kantner.

- iv. Motion carried
  - v. Draft budget will need to be mailed to all owners – Joan will put together a newsletter to be mailed out together.
  - f. July, August, September 2016 Financials (public)
    - i. Financials were reviewed.
- 5. Next Meeting:**
- a. Wednesday, November 30, 2016 at 7:00 pm.
  - b. Location – Grace Community Church.
- 6. Open Forum:**
- a. Randy asked about window a/c units – thought they were not allowed. Gary Kantner said they are not allowed – no action taken as of yet.
  - b. The condominium has repaired the sidewalk along Old Farm Drive.
  - c. Randy would like to open the path off the soccer field 20 feet and to be included in the lawn contract.
  - d. Randy let everyone know that the meeting signs are put out the weekend of the meeting.
  - e. Encourage homeowners to decorate for the holidays.
  - f. City has begun picking up leaves.
- 7. Executive Session (Board members only):**
- a. Delinquent Owners.
    - i. Delinquents are being aggressively pursued.
  - b. Attorney Elmore & Throop
    - i. Discussion on invoices from attorney.
    - ii. Sunshine Management to verify the accounts at the attorney.
- 8. Adjourn:**
- a. Motion made to adjourn by Gary Spitalsky at 7:45 pm and second by Randy Jones.
  - b. Meeting adjourned.

Respectfully submitted by,

*Diana C. Booth*

Diana C. Booth, Property Manager