

## **Minutes of the Board of Directors Meeting Fiesta HOA**

Date: July 16, 2012

Time: 7:00 pm

Place: Association Pool Area

Board Members Present: Lisa Cleter, Anita O'Brien, Florence Roache, Lori Press-Vidal, Eva Cudak

Board Members Absent: Claude Clark (working excused)

Owners: 0

Others: Alan Markels USI Insurance, MLM Property Management

President Lori Press-Vidal called meeting to order at 7:04 pm. A Board quorum was established to conduct Association business...

President asked for the minutes of the last Board meeting to be read or waived and approved. Motion was made Lisa Cleter to waive reading of the minutes and approved as typed, seconded Eva Cudak, unanimous vote by Board.

President turned meeting over to MLM property Management and explained final procedure for decals, MLM stated that they will be scheduling the parking decal final pickup days at their offices on Monday, July 23 & Tuesday July 24, 2012. On Monday, July 23rd Mike Solomon will be available from 6:00 pm till 7:30 pm . On Tuesday, July 24<sup>th</sup> he will be available from 7:00 pm till 8:00 pm. All unit owners who have not received decals, will have to pay a \$28.00 fee for postage and handling, since the parking decals will have to be sent via certified return receipt.

MLM stated notices will be going up on all mailboxes and the pool bulletin board giving the dates for final pickup as well as placing notices on all unit owner/resident doors. MLM showed new signs to be installed before the parking lot enforcement begins which after discussion the Board vote September 1, 2012.

After discussion it was voted on unanimously for MLM do a mass mailing to all unit owners and residents regarding the start date of the parking enforcement, as well as a reminder notice of the maintenance obligations of the unit owners regarding their home, and the Associations obligations, so that all unit owners understand, since there seems to be much confusion with what the HOA is actually responsible for.

MLM stated that the dates of August 6, 2012 through August 17, 2012 weather permitting painters will be on property to finish all touch up and repair shutters that need to be replaced.

President stated the next order of business will be to discuss and vote on the upcoming insurance for the common areas of the association. President turned meeting over to USI Insurance representative Alan Markels.

Mr. Markels went over the complete proposal for the upcoming insurance year and stated that American Coastal had an increase but not as large as Citizens. The new premiums for this year are \$244,101.74, which is approximately \$25,000 more than last year. Mr. Markels also stated that our Liability premiums and deductible have decrease since there have been no lawsuits within the past several years as before this Board took over.

After discussion motion was made Eva Cudak Treasurer to renew with USI Insurance at the new premium rates, and financing the same as last year, seconded Lisa Cleter, unanimous vote by Board present.

President wanted to discuss with MLM several complaints about not returning calls. MLM stated that yes he has not returned calls, but all calls are usually answered within 2 days, we keep a phone log on the time, date and who and what we told the person calling. MLM also stated that he has some very serious family issues going on and explained it to the Board that his mind was not focused and now that the problem is over he is re-focused, and apologized for the lack of response.

Board accepted the apology and understands the procedures of MLM phone call responses MLM .also stated they will have a website up by August 2012 for owners to call in an emergency of to leave a message for MLM. Website address will be given to Lori so it can be posted on Fiesta website. Also MLM has a new website that homeowners can reach Mike Solomon as well. [www.MLM-Property.com](http://www.MLM-Property.com)

Great news Lori Press-Vidal wanted the Board to know that Fiesta has had 8 home sales pending that had all been approved by the screening committee. The price of the sales have increased tremendously!

President asked if there was any other business or concerns, there were none. Motion was made Lisa Cleter to adjourn at 8:20 pm, seconded, Eva Cudak, unanimous vote by Board present.

Respectfully submitted,

MLM Property Management  
For Secretary Fiesta HOA