

Minutes of the Board of Directors Meeting Fiesta HOA

Date: Monday February 11, 2013

Time: 7:00 PM

Place: Association Pool Area

Board Members Present: Lori Press-Vidal, Eva Cudak, Lisa Cleter, Pat Cullin, Florence Roache

Board Members Absent: Claude Clarke

Owners: 12 owners

Others: MLM, City of Margate recycling program Representatives Aaron Tabor, Reddy Chitepu

President Lori Press Vidal called meeting to order at 7:07 pm a Board quorum was established and proper notice was posted 48 hours in advance.

President asked if there were any deletions or additions to the Annual Meeting or Budget Meeting minutes that were emailed to all Board Members. There were none, motion was made Lisa Cleter to approve both set of minutes, seconded Florence Roache, unanimous vote by Board present.

President stated that we will discuss the recycling bins and the problems we are having, we have two representatives from City of Margate recycling program, and they will answer any questions we have and we are going to try to resolve this issue with the new 65-gallon containers.

Reddy Chitepu of the City of Margate handed the Board and owners present recycling options set for Fiesta Homeowners Association. The Board read the options and stated that the recycling bins have no place to go except in the back of the homes and will be very difficult to drag around the front of the home through the backs of the homes, especially if you are a woman or elderly.

The Board wanted to know why the city did not do their homework for multifamily communities and only for curbside residential pickup that are not like Fiesta or Merrick Preserve or other such communities within the City of Margate. Reddy Chitepu of the city had no explanation except this is what the commission voted on.

President Lori Press-Vidal stated someone had to present this too the Commission and the data to approve, again no response from representatives of the city. After a lengthy discussion by the Board and City representatives and owners present, the Board stated that they do not want these 65-gallon bins in the community, since our documents do not allow them to be visible in the front of the units.

The City representative Reddy Chitepu stated that one option is that it is not mandatory to recycle, any unit owner who wishes to do so can, by calling the city and get the 65-gallon container, but they must obey your Documents. President Lori Press-Vidal stated the residents who choose not to recycle, will they still be billed on their water bill for recycling, City representative Reddy Chitepu stated yes, Board said is this fair.

After another discussion on recycling, MLM Property Management and President Lori Press-Vidal stated that the city will need to draw up an agreement and the city will need to have any homeowner or tenant for Fiesta who wishes to recycle will need to sign the agreement and the City will need to have it notarized, since if the homeowner does not abide by the Association Documents about leaving recycling bin visible at any time the Association cannot be liable for the 65 gallon bin when it is removed from the property and discarded it will be the homeowners and city's responsibility. Motion was made Eva Cudak for this agreement, seconded Pat Cullin, unanimous vote by Board.

The Board thanked the City of Margate representatives and stated we will be in touch to get agreement to Reddy of the City of Margate.

President stated next item is an update on the seal coating, MLM stated they are finishing curbing and sidewalk repairs, and there were more repairs than anticipated to both curbs and sidewalks. The sidewalk pressure cleaning will begin in a week or so, and then we will start removing broken car stops and replacing, and pressure clean car stops, painting, and stenciling.

MLM stated that the painters are putting together a paint code sheet for us so that we can give a homeowner the color they would need for touch up, including the name and address and telephone number of the paint manufacturer.

President Lori Press-Vidal stated that we are finishing the last of issuing parking decals and March 2013 we will be starting the program for towing full speed ahead, letters will be going out on doors and in the mail regarding this, President stated please make sure you read your mail and flyers, it is very important, this will help avoid any confusion or towing of your vehicle.

President asked if there were any other concerns or issues, there were none, motion was made Lisa Cleter to adjourn at 8:10 pm, seconded Eva Cudak, unanimous vote by Board

Respectfully submitted,

MLM Property Management Corp.
For Secretary Fiesta HOA