

**Minutes of the Board of Directors Meeting
Fiesta Homeowners Association, Inc.**

Date: Monday August 3, 2015

Time: 7:30 PM

Place: Association Pool Area

Board Members Present: Claude Clarke, Eva Cudak, Pat Cullins, Lori Press-Vidal

Board Members Absent: Lisa Cleter

Owners: 8

Others: MLM Property Management

President Lori Press-Vidal called meeting to order at 7:38 pm, Board quorum was established. President asked if the Board read the minutes of the last meeting May 11, 2015. Motion was made Pat Cullin to waive reading of minutes and accept as typed, seconded Eva Cudak, unanimous vote by Board.

President stated the next item is our insurance renewal premiums, which Alan Markels from USI Insurance will explain and answer any questions you the homeowners might have. Alan Markels explained how they went about getting our new premiums renewal at a substantial decrease. He stated he shopped the market and competed against each of them and he spoke with Mike and Lori and Mike stated try to get it lower than a \$25,000 decrease. Alan Markels in the end stated we saved approximately \$ 74,261.33 this year on premiums and our total insurance package with everything is \$ 157,375.83, which is unbelievable, but remember no storms since 2005.

President Lori Press-Vidal asked if any homeowners have any questions for Mr. Markels. Gary Steinberg asked how much did our premiums increase over the years since we started with USL. Mr. Markels stated we were as high as approximately \$270,000 at one point, and we had deductibles of \$20,000 because of the lawsuits. Our deductibles now are \$2,500.00 because the liability exposure has decreased.

President stated to Mr. Markels, thank you for attending and making the presentation. President asked the homeowner if they had any further questions regarding the insurance. One homeowner asked so we will have a surplus this year for insurance, MLM stated yes and it can be used within the budget or used to offset next year's budget if there is still a surplus.

President asked if the Board had any questions or concerns or discussion on the insurance quote from USI Insurance, there was none. Motion was made Pat Cullin to accept the quote from USI Insurance for \$ 157,375.87, seconded Lori Press-Vidal, unanimous vote by Board present.

President stated the next item is to approve the Loan from BB & T for the insurance. As you are aware, we no longer need to have a down payment. They finance 100%. Motion was made Pat Cullin to have BB & T finance our insurance as we did last year same terms except for interest which could change for \$ 157,375.83 seconded Eva Cudak, unanimous vote by Board present.

President stated we are on track for the sealcoating of the roadways, MLM explained in detail what is going to be done and the process, which will be done in 5 to 7 phases. MLM stated that all homeowners will need to work together with the Board and Management, because this is going to be very difficult and an inconvenience to many owners.

MLM also explained the situation with the accident at the pool, and that it was a miracle that no-one was hurt or injured being at the pool parking area.

Homeowner Gary Steinberg brought up about Landscapers, blowing the leaves for hours, causing the fumes to come into his home. Lori and MLM will speak with Alex from JLS and have this resolved immediately. Mr. Steinberg also stated that, they should not cut the shrubs in front of the home. Lori stated that if you do not want shrubs cut, JLS provides a reflector to put in front of your home and their crew knows not to cut shrubs or plants if this is here, Lori said this has been in place since JLS started.

President asked if there were any other questions or concerns or comments, there were none. Motion was made Eva Cudak to adjourn at 8:23 pm seconded Pat Cullin, unanimous vote by Board.

Respectfully submitted,

MLM Property Management
For Secretary Fiesta HOA