

Sabal Pointe Townhomes
Thursday May 12, 2011

Attendance:

Teresa Russo, JoAnn Redden, Leslie Rambert, Gary Smith, Cheryl Gardner, Avelino Vide

Call to Order

Avelino will do agenda for next meeting. (we will let him know via email topics we wish to discuss and he will type it up)

Board of Directors:

Jamie Dreskill has stepped down as Treasurer.

Board President will appoint someone for the remainder of the term.

Newsletter:

Teresa to work on it. Garage staying open all day. Satellite dishes, explain that it's an FCC regulation. AV to print for us again. Have a pass out party.

One more paper newsletter. Then use the website going forward.

(add to Newsletter) Send email to Avid Property with your email address so you can be the email blasts. Electronic communications.

Website:

post the website address by the mailbox. Section of the website, put a tracking on how much we've spent on vandalism, hauling away things, extra costs.

Sales Tax on TECO:

We should not be paying because we are a NON-Profit organization. AV to request a refund when he returns from vacation.

Landscape:

mulch not replaced, weeds not pulled. Patches of no grass/brown patches. Ants.

Sprinklers going on in the morning. AV will talk with landscape company.

AV has a list of things they were going to be doing. \$3470.00 to do all of it.

Teresa makes motion to accept the bid from Tropical Lawn Care. Gary 2nd it.

Approved.

Managers Direction:

Collection of HOA dues. Significant amount still owed. 164K that is owed. We are going after all of them. What the board has collected is ~9656. Rottlund homes was sent a letter. They are delinquent on 3 lots.

Violations:

22 homes that we do not have a rental application for. AV to check to see if there are residents. Wants to see us go towards fining and not the atty. We need to pick our battles.

The board says we want to go towards fining and not the atty as well.

Bank Account:

BB&T association services – Avid accounts are on here. Require two people to pull from the account. And have to make sure avid is aware.

BB&T with Teresa (GT Enterprises) was opened at a branch. An individual signer can go and pull money from the branch with just one board member. This account is closing and transferring to the Bb&T association services account.

Delinquencies: the process.

Collection Process works like this:

1. HOA pymt not rcvd by 15th. Friendly reminder is sent.
2. On the 30th, a demand letter is sent. You have 15 days to respond. If not done, will send to the atty
3. 45 days goes to the atty. Atty sends letter to owner stating how much is owed, plus 130 for atty fees. We have to hear back from you in 30 days.
4. Intent to Lien letter, gives them another 20 days (or around there).
5. Lien is sent. (at the end it's about 6 months process to get to the Lien)

Next step is foreclosure

AV recommends starting association foreclosures asap. Banks are taking 18 months. They are living here free. If the assoc starts mortgage foreclosure immediately, that usually gets them to pay HOA dues.

Short sales:

for the assoc it's a good thing. (not as individual home owner). The whole amount of lien is due. Selling from owner to owner.

We have liens on just about all homes that are in foreclosure.

Bankruptcy:

HOA can't actively collection but we are able to go after later on. When they go to sell the home, we can collect.

Money judgment, only hit on someone who's good for it. Someone who can't file bankruptcy (gov't worker, banker, someone who has to have a license, etc.) some judges allow garnishments.

1099 sent to home owners because of unpaid HOA dues. Lost income to us, "gift" to them.

Front Gate:

Everything put back together. Only thing down is Verizon Box. Insurance has reimbursed us for all expenses we paid out.

East side front gate (the wall is tilting) Construction defect? 5 years old? We need to discuss.

Elaine volunteered for the Fining Committee, ask Gail Frazer. Lotedo (female – NOT SURE OF THE NAME).