

**QUAILRIDGE II HOA  
BOARD OF DIRECTORS MEETING  
June 20, 2018 - 6:30PM - QUALIRIDGE II CABANA  
AGENDA**

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**I. CALL TO ORDER 6:48 P.M.**

- II. ROLL CALL** President Joe Krystowiak, Edward Martin-Treasurer, Vice President Robert Deuson, and Member at Large David Seery. Cheri Conti from Spectrum; Trevor Asher minute taker. Ross and Sonia Goodwin with R & S construction Homeowners; Janice Verdugo, Justin Toller, Philip Fernandez, Erni Oroscol, Adel Fahmy, (Randy Freiberg and Glenn F. Kauffman spoke and left prior to Joe arrival)

**III. HOMEOWNERS FORUM (limit to 15 minutes)**

Janice Verdugo had multiple complaints regarding, sidewalk is lifting in front of her unit, trash cans left out, boats/RVs being parked on the street as well as in front of the mailboxes, also had concerns about SPS.

Justin Toller presented several documents including a permit regarding his violations he received and is asking that his \$50 Violation be removed.

Adel Fahmy would like his tree that hangs over his back yard to be trimmed. It was also noted that the leaves get blown into the gutter and not picked up after. Also had concerns with SPS.

Erni Oroscol had concerns about the landscape as well as Lantz security.

Randy Freiberg and Glenn F. Kauffman had concerns about a pool party as well as Lantz not locking the pool gate at the proper time. There was also a huge car club that had taking up the Streets for some time and it became a safety hazard.

**IV. APPROVAL OF MINUTES**

Minutes from previous meeting regular and executive sessions for Board review and approval Motion made by Edward to approve the minutes as presented; seconded by David motion carried, minutes approved.

**V. CALENDAR/RESERVE CALENDAR**

**VI. RESALE REPORT- NONE**

**VII. TREASURER'S REPORT**

Treasurer to report the following for month ending May 2018

Beginning Balance Operating	\$76,056.49
Operating Cash Balance	\$79,237.68
Beginning Balance Savings	\$119,766.46
Savings Account Balance	\$122,058.94

The board has reviewed all bank reconciliations for operating and reserve accounts as provided by **Spectrum Property Services.**

**VIII. COMMITTEE REPORTS** - Limited to 5 minutes each

**A. ARCHITECTURAL**

**B. LANDSCAPE**

1. Proposal from Brightview re; controller upgrade  
-Cheri has given Brightview 6 months of water statements so they can review the savings. Joe Motioned and Ed Seconded.

**C. POOL/SPA**

1. The board walked with Ross for in regard of the pool fence and Joe motioned and David seconded for RSC to start the process for the fence to be built.
2. The board is requesting bids for security as they are unhappy with Lantz.

**D. CORRESPONDENCE - NONE**

**IX. MANAGER'S REPORT**

**A. Repair & Maintenance Log**

1. R&S proposal for 140 new light bulbs for address signs **(on hold)**

**B. Board "adopts" the city's parking on the street for 72 hours.**

**X. VIOLATION LOG**

1. 11931 Berrybrook re, parking on sidewalk.  
-David Motioned for the violation to be upheld and Robert seconded.
2. 11935 Bubbling Brook re, dangerous actions at the pool.  
-David Motioned for the violation to be upheld and David seconded.
3. 11802 Alderbrook re; parking (2 violations & an appeal)  
-David motioned to up hold the first violation/warning, remove the second violation and the \$50.00 fine with the courtesy of not blocking the mailbox. Joe seconded the motion and 1<sup>st</sup> vio was up held and second was removed from the account.

**XI. DELINQUENCY REPORT**-Attached for Board review

1. Letter sent to 11930 Honeybrook re; delinquent assessments - HO not sticking to payment plan (no response to date) balance owing \$2,788.05 - letter send to homeowner; email from homeowner; correspondence sent again on 8/22 requesting homeowner stick to payment plan; payment made on 8/11/16 of \$110.00 and on 12/1 for \$120.00. Letter sent 2/22/17 **Paid \$200.00 on 06/12/18** with a remaining balance of \$3,398.19

**XII. OLD BUSINESS**

- A. Board met for their annual meeting And Janice Verdugo joined the board as our Secretary. Joe Krystowiak remained President, David Seery is now the vice president, Robert Dueson is the treasurer, and Ed Martin is the Member at large.
- B. Board is looking to meet the pool vendors in August and start the construction between October & November.

**XIII. NEW BUSINESS**

**XIV. NEXT MEETING**

The next meeting of the board of Directors will be held on July, 18 2018 at the Quailridge Cabana.

**XV. ADJOURNMENT 9:21 PM**

**XVI. EXECUTIVE SESSION - Legal, delinquencies**