

CANDLEWOOD VILLAGE HOA

July Meeting Minutes

JULY 21, 2011

Board Members Present

John Peruso, President
William Swan, VP
Mark Clark, Treasurer

Absent

Carlos Vanegas

Property Manager Present

Donna Segan, LCAM

Meeting called to order: 7:05pm

QUORUM of Directors: Yes

Review of minutes: Bill motioned to wave the reading of the minutes and approve, Mark seconded, all in favor, motion passed.

Treasurers Report

Mark Clark Treasurer

Mark presented a proposed budget.

He gave a report on the mahogany trees in the community. The Board all agreed that at this time they do not want to remove any trees.

Attorney Report

The master has instituted a quiet title process. They claim that the bank has abandoned the property, not maintaining the Property or paying the assessments. This allows them to take title on the property so that they can turn around and sell the property to new owners.

7707: Send to attorney for non-payment.

Several accounts were discussed that are at the attorney's office.

The Board directed Donna to send a letter to 6933, 7587, and 7804 for a last chance of payment before turning them over to Attorney.

Management Report

Provided by Donna

Bill asked Donna to check into PayPal and to see if this could be an option for HOA assessments.

Landscape Report

Mark Clark-Chair

Mark asked how the Berm project was going. Donna explained that she received a letter about having a few homeowners cut the grass behind their homes that back up to the berms. They have installed the new sprinkler system.

CR&R

Provided by Donna

Donna reviewed the 2 homes that still need the third palm and the homes ready to commence the pressure cleaning of the driveways. Donna asked the Board if she could try one more time to get the homeowner to install the palm w/out the HOA commencing. Donna will give them 30 days to install and if they fail to act, she will commence the work.

The tow stickers were discussed. Mark said that he feels that cars that are parked on the street several times should be towed.

New Business

Donna received a call about the trees growing so tall that they block the light posts. Mark suggested calling USA Trees to trim the trees and getting a price for next year of trimming all trees.

No August meeting.

Meeting adjourned at 7:59pm