

# **The Townes of Floribunda Homeowners Association**

## **Board Meeting**

**January 12, 2011**

**The Board meeting was called to order 7:30 P.M. on Wednesday, January 12, 2011 at 9 Tuscany Court by President Frank Bagnato.**

**Board members attending were Frank Bagnato, Bill Jones, Mike Staub, and Ed Slaby. Vice President Sandy Sandhaus was also in attendance.**

**Also attending were Michael Bennett, Gayle Leader, Joan Flannery, and Bonnie Brezina from the Architectural Control Committee (ACC), Ivy Jones (ACC) and Web Page Administrator, and Kate Richardson, Grounds Maintenance Contract Liaison.**

**Bill Jones presented the December, 2010 financial report, which had been posted on the Association website. At year end the Association account showed a credit of \$21,203.54. This is a larger balance than the account showed as of the prior year end, mostly the result of spending \$4,000 less on lawn mowing this past year, and also the result of significantly less snowfall this past December. Lawn treatments to be applied in 2011, in the amount of \$4,522, were prepaid in December.**

**Bill stated that the 2010 financial records are ready for review by the Association's public accounting firm. The Board approved a motion to again use the accounting firm of Weidemann and Douty for review of the 2010 financial records (motion Ed Slaby, second Sandy Sandhaus, vote unanimous). Any homeowner wishing to review the records may make arrangements to do so by contacting Bill.**

**Six homeowners have not yet paid the quarterly dues for the first quarter of 2011.**

**The Board voted unanimously to accept the Treasurer's report.**

**Kate Richardson reported for the Grounds Maintenance Committee. She requested clarification concerning who should authorize snowplowing the neighborhood after a snowfall. The Board decided that the President will assume primary responsibility and in his absence he will delegate authority to another Board member. The Board restated the policy it has used to make such decisions:**

- (1) If the snow amount is 3 inches or less, plowing will not be performed.**
- (2) If the snow amount is 3 to 4 inches, plowing will not be performed if the temperature forecast for the day is for above freezing temperatures.**
- (3) If the snow amount is otherwise greater than 4 inches, plowing will be performed.**

**Residents are reminded that the Association is not responsible for ice removal. When conditions (1) or (2) above occur residents are responsible for snow removal on their sidewalks. Residents near mailboxes and hydrants should always confirm that they are clear of snow.**

**Residents who will be away from their homes, or who may be otherwise unavailable to clear away the snow from their sidewalks, should make other arrangements for snow removal. The name of an individual who can be paid to take care of this responsibility will be posted on the neighborhood web site.**

**Michael Bennett reported for the Architectural Control Committee. He stated that there are several pole lights in the front of residences that are not working. It is difficult to change bulbs at this time of year, but homeowners should fix their lights as soon as it is practical. Michael**

**stated that all of the Tuscan Court lights in the cul-de-sac are out. He was given the name of a resident who has volunteered to get estimates from electricians for review by the Board. The ACC will also look into alternatives.**

**Joan Flannery stated that the parking situation around the circle of Tuscan Court was still an issue for some residents. She stated her opinion that the Covenant of the Association needed to be amended to provide more specific regulation of such parking. She presented proposed language to replace Covenant "O" for review by the Board, and eventually for discussion by Townes of Floribunda homeowners.**

**There being no further business, the meeting was adjourned at 9:00 P.M.**

**Presented by Ed Slaby, Secretary**