

**DORCHESTER ESTATES AT ABERDEEN ASSOCIATION**  
**BOARD MEETING**  
**MARCH 16, 2016**  
**MINUTES - *APPROVED***

**Call to Order**

The meeting was called to order by President Steve Lippert at 6:01 PM at the West Boynton Recreation Center.

**Board Members Present:** Don Applebaum, Don Zide, Beverly Zimmerman, Carol Baron, Jon Shaw, David Hollander and Steve Lippert. Amy Higgins, CAM was also present

**Minutes:** The minutes of February 10, 2016 meeting were reviewed and approved. Jon Shaw requested more detail in future minutes.

- Beverly made a motion to change the Board Meetings to the third Monday of the month to accommodate all Board members. Carol Second the motion. All in Favor. Approved. Next meeting Monday April 18<sup>th</sup> at 6:00 PM.

**Presidents Report**

- Steve Lippert announced the reorganization of the Board and responsibilities as follows:
  - POA Representative: Steve Lippert & David Hollander
  - ARB/ARC Requests: Carol Baron & Steve Lippert
  - Landscape Committee: Beverly Zimmerman, Don Zide & Amy Higgins
  - Compliance Committee: Don Zide & Don Applebaum
  - Estates Road Representative: Beverly Zimmerman, Don Applebaum & David Hollander
  - Community Inspection: Amy Higgins, Steve Lippert, Carol Baron & David Hollander. Inspections to occur once every three months.
  - Dorchester Internet Website: Jon Shaw
  - Social Committee: Carol Baron
  - Community Directory: Beverly Zimmerman
  - Comcast and Billing Inquiries: Amy HigginsA letter will go out immediately to all homeowners announcing the new board and the responsibilities of each. A contact sheet will be included with the BOD name, email, etc. Website link will be included in the letter to guide homeowners to the website for information.
- Speeding - Dorchester does not have a traffic agreement. Estates Road is looking into one for all communities. Asked for speed detection sign and it will be delivered within the week. Steve will put in front of his house on the curve to show drivers their speed. The sign last for about 10 days and provides a report of how many cars are going over the posted speed and by how much. This will give better idea of the speeders.
  - Carol suggested denying gate access for excessive speeders. Steve suggested non-compliance subject to fines. Don Zide asked for portable speed bumps.
- Parking - Wrong side of the street parking remains an issue. Forms need to be created and put on cars that are not parking on correct side. Repeat offenders especially vendors will lose their gate access. Carols husband to design. APM print.

- Document Revision – Rules & regulations and By-laws. Review what was done by committee and get from Victoria. Brian was to provide the marked up documents that LindaJo and the committee worked on. Amy will get them and review then send to Victoria for pricing and revisions.

#### **Treasurer's Report**

- Financials reviewed by Jon. Financials are good. One issue with Comcast regarding the POA and the difference/fluctuation with coupons and fees.

#### **Estates Road**

- Barcode issue reinstated for the guard incident.
- Working on gate issues with TEM
- Front entrance was approved to have lamp post installed and removing tree lights.
- Replacing pavers
- Personnel changing with guards

#### **POA – Alan Katcher**

- ARB/ARC issues. HOA denied but HO went to POA and they approved. POA overrules HOA. Advisory committee met and says the POA has the power to overrule.
- Election results: One year terms. Ed Heller- President, Doug Chuka-Vice President, Allen Feller, Treasurer, Herbert Foxman-Secretary
- Landscapers and the lakes. Make sure they are not mowing 3 feet to lake.

#### **ARB – Steve Lippert**

- Steve brought up doors and not able to find anything regarding structure. Code is hurricane proof per Florida Statute
  - Homeowner stated that anything external requires ARB for appearance.
  - Carol provided feedback on color of doors and the hurricane standard.
  - David stated that you cannot write something to over ride rules & regulations.
  - Don Zide asked for updated procedure for Dorchester.

#### **Landscaping**

- Dead palms – Seven more to be removed and stumps grinded.
  - Need to determine which trees and landscape homeowners are responsible for.
- Replacement of the large tree that was knocked down in the storm.

#### **New Business – None**

#### **Old Business**

- Paving Repairs Judson & Lawson: Bids require the drain to be fixed on Lawson. Doubled checked and made sure it was not a POA requirement. Had contractors bid drain only.
  - Steve made a motion to accept the ACP Construction bid of \$1,250.00 to repair the drain on Lawson. Beverly 2<sup>nd</sup> Jon 3<sup>rd</sup>. All in favor.

#### **Open Forum**

- Mailboxes – scrape and repaint cost/bids. New mailbox cost.
- Homeowner asked about repaving the entire community compared to just the cul-de-sacs.

**Adjournment** - There being no further business before the Board the meeting was adjourned at 6:52 PM.

Submitted: Amy Higgins, CAM  
Dorchester Estates