

# **MOORINGS/SAFETY HARBOUR PROPERTY OWNERS ASSOCIATION**

## **Board of Director Meeting Notes Tuesday, December 9, 2019, at 6:30 PM Location 1000 Old Jupiter Road**

**Directors Present:** Jose Camacho, Bryan Fansler, Elizabeth Jacobs, Barbara Goransson and Alan Skursky.

**Directors on speaker telephone:** None

**Directors Absent:** None

Elisabeth called the meeting to order at 6:34 PM, with all members of the Board present a quorum was established

### **APPROVAL OF MINUTES**

Elisabeth asked if all members had time to review the minutes. A few minutes was allowed for the Board's review of the minutes. After time passed Elisabeth called for any suggestions or changes none were offered. A motion was made to approve the minutes as submitted. The motion received a second followed by unanimous approval.

### **PRESIDENT'S REPORT – ELISABETH JACOBS**

Elisabeth advised she has been on the Board for eight years and serves in various capacities. She noted the recent activities within the community have split the community with the spreading of inaccurate or false information. She cited specifics and noted the recent door to door Champaign by residents within the community.

Attorney Evan Bachove was introduced and asked to provide details on the legal expenses incurred to date that were attributed to: Preservation of the documents at \$975, owner legal issues at \$4,642, and the easement at \$1,425 and the Western Wall at \$650.

Owner questions and rebuttal followed the presentation as well as comments from members of the Board.

The discussion leaned towards the legal work performed on the easement and the various ideals of the purpose of the action. After discussions among the membership, Board and attorney, Elisabeth called for Bryan to provide the financial report.

### **FINANCIAL REPORT – BRYAN FANSLER**

Elisabeth asked Bryan to provide the financial report.

Bryan initiated the report with a review of the cash balances and the Balance Sheet followed by an overview of the P&L Vs Budget report. He noted the operation is about \$3,000 over budget, which includes expenses associated with the Holiday lighting, new entry wall lettering.

The report was accepted.

The proposed 2020 budget was reviewed by the Board for discussions. A motion was made to adopt the proposed 2020 budget as submitted to the membership. The motion received a second followed by a vote of 4 in favor and 1 not in favor. The motion passed.

**COMMITTEE REPORTS:**

**\*ARC** - The committee reported on the most recent submissions approved prior to the Board meeting.

**\*FINING COMMITTEE** – None

**\*SOCIAL – HOLIDAY PARTY** – The party scheduled for December 10<sup>th</sup> was reported with the request people arrive around 5:00 PM. Seating is to be outside on the patio.

**\*WELCOMING** – Bill reported on new arrivals to the community and the recent visits to new owners.

**OLD BUSINESS:**

**\*WALL/ LIGHTING** – Elizabeth reported the lights are being installed on the wall and should be done by tomorrow.

**OLD BUSINESS:**

**Northfork/Dollar Wall** – Elizabeth provided a brief history on the wall as well as information provided by Bryan regarding the location of the wall and how it is impacted by the property owner to the west of the wall. The main issue is the wall is owned by Northfork and leased to the Moorings for \$1.00 per year.

It was discovered the wall encroaches on the neighboring property and Northfork will be addressing this matter, which may impact the wall and its future use.

The other issue is Northfork is looking to the Moorings for future funding needs associated with the irrigation pump that provides water to the landscape by the wall. It was agreed to hold on any actions associated with wall and any financial obligations until the encroachment matter is fully resolved.

Jupiter Road – Discussions developed regarding Jupiter Road and the previous actions taken by the Board regarding the use and liability matters that may be associated with the roadway. Jose Camacho provided commentary as well as Attorney Bachove. The residents present participated in the discussions regarding the past actions and the validity of the need for action as well as liability matters.

**MANAGER'S REPORT:**

Elizabeth ad for Stephen to provide the manager's report. The report included the presentation of the recent violation letters processed for roof cleaning, fence repairs and general compliance.

Stephen noted during the Holiday season, roofs and other cited violations will be processed after the holidays due to decorations and other factors which inhibit roof cleaning and other violation corrections.

The agenda concluded at with the open forum to follow.

**OPEN FORUM**

The open forum initiated allotting each member's opportunity to participate. Items of discussion included:

- ✓ Jupiter Road;
- ✓ Community Liability;

- ✓ Legal matters;
- ✓ Removal of Board members.

During the open forum, there were motions regarding the retraction of the previously processed cease and desist letter served on the neighboring property owners along Jupiter Road.

Several motions were made, some which received seconds but deliberations exhausted all motions and they died.

A final motion was made to let the pending recall of Board members play out and when done, the remaining Board will address the Jupiter Road matter. The motion received a second followed by 3 votes in favor and 2 not in favor. The motion passed.

**ADJOURN**

The meeting adjourned at 8:13PM

Respectfully Submitted by,

Stephen Skakandy, LCAM