

Village Woods Condominium Association, Inc.
Board of Directors Meeting
April 8, 2013

Call to Order - The meeting was called to order at 10:00 a.m. at the Beacon Woods Civic Center.

Calling of the Roll - The roll was called and Directors present were: Jim Beebe, Vice President, Bob Lehmann, Treasurer and Rick Lauder, Secretary. Dan Brown, President was absent and excused. Tina Schaub with Management & Associates acted as Recording Secretary.

Establish Quorum – Quorum was established.

Jim Beebe requested a point of business be taken out of order:

New Business

- **Resignation of Director** – Jim Beebe stated that a letter of resignation was received by Bob Abraham and *it was,*

ON MOTION: Duly made by Bob Lehmann, seconded by Rick Lauder and carried unanimously
RESOLVE: To accept the resignation of Bob Abraham.

- **Appointment of New Director** – Jim Beebe stated John Arbour expressed interested with volunteering on the Board and *it was,*

ON MOTION: Duly made by Bob Lehmann, seconded by Rick Lauder and carried unanimously.
RESOLVE: To appoint John Arbour to the Board, as Director.

Reading and Disposition of Unapproved Minutes – Those being the Board of Directors Meeting minutes from the March 11, 2013 *it was,*

ON MOTION: Duly made by Bob Lehmann seconded by John Arbour and carried unanimously.
RESOLVE: To approve the Board meeting minutes, as read.

Officer's Report

Jim Beebe stated that the concrete repairs had been completed and tree trimming to begin soon. Jim also discussed the violation letters that went out, stating the need for compliance of all the Rules & Regulations of the Association's documents.

Rick Lauder stated that the Association's meeting minutes are now digitalized and completed from 1983 to present day.

Treasurer's Report – Bob Lehmann

The Treasurer's report is attached hereto and incorporated herein as part of these meeting minutes.

Manager's Report – Attached

Committee Reports – None

Jim Beebe stated the Board had two residents that are willing to volunteer, those being Betty Penrod on the Landscape Committee and Liz Smith to the Welcome Committee.

Old Business – None

New Business

- **Review results from Compliance Committee** – Rick Lauder stated that the Compliance Committee met on April 4, 2013. Rick read the Resolution of the Board to impose the fine and a brief discussion followed. Owner of the unit, Joanne Coco requested time to speak, the Board allowed her 10 minutes and *it was,*

ON MOTION: Duly made by Rick Lauder, seconded by Bob Lehmann and carried unanimously.
RESOLVE: To levy the fine in full to the maximum. A copy of which is attached hereto.

- **Resolution regarding pets at 12515 Dearborn Drive** – Rick Lauder read the Resolution of the Board to set a Fine for the owner and occupant for having two (2) pets and *it was,*

ON MOTION: Duly made by Rick Lauder, seconded by Bob Lehmann and carried unanimously.
RESOLVE: To approve the resolution and to levy a Fine against the owner and the occupant starting April 10, 2013 if the dogs are not removed from the unit, according to the provisions in the Resolution attached hereto.

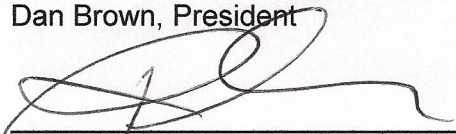
The floor was open and with there being no further business to come before the Board *it was,*

ON MOTION: Duly made by Rick Lauder, seconded by Bob Lehmann and carried unanimously.
RESOLVE: To adjourn the meeting at 11:02 a.m.

Submitted by:

Approved by:

Tina Schaub, LCAM
Management & Associates, Inc.

Dan Brown, President


Rick Lauder, Secretary

VILLAGE WOODS CONDOMINIUM ASSOC
TREASURER'S REPORT
YTD AS OF MAR 31, 2013

Assets

Operating Funds:	\$244,552.02	
Reserve Funds:	<u>\$426,693.77</u>	
Total Assets		\$671,245.79

Liabilities & Equity

Liabilities - Operating

Accounts Payable:	\$930.00	
Pre-Paid Maint Fees:	<u>\$24,806.30</u>	
<u>Operarating Total</u>		\$25,736.30

Equity - Fund Balances

Oper. Fund-prior years:	\$210,209.80	
Oper. Fund-current year:	<u>\$8,605.92</u>	
<u>Equity Total</u>		\$218,815.72

Liabilities Funds - Reserve Fund Bal.

Total Reserve funds:	<u>\$426,693.77</u>	
Total Liabilities & Equity		\$671,245.79
		=====

YTD Income & Expense

	<u>Actual</u>
Total Revenues	\$121,709.73
Total Expenses	<u>\$113,103.81</u>
<u>Net Excess</u>	\$8,605.92
	=====

Submitted by,

Robert Lehmann

Robert Lehmann, Treasurer

APPROVED

[Signature]

**VILLAGE WOODS CONDOMINIUMS
MANAGER'S REPORT
April 8, 2013**

OPERATIONS

Weekly visits are running smoothly and checks continue to be addressed and signed weekly.

Rick continues to email the Board weekly reports of the work orders and service requests.

I have received phone call and written responses regarding the violation letters that went out in March, with all written responses and or exterior change applications being sent to the Board.

A letter has gone out to an owner concerning a faxed request.

As a reminder for all owners, please mail any and all requests to Management & Associates. Faxing request via the Beacon Woods Civic Association will only delay a response.

As a reminder for all residents, Village Woods has their own exterior change request forms that can be obtained via Management & Associates. Using a Beacon Woods Civic Association form will only delay a response.

I have emailed Bayside Construction, Farrell Roofing, Sharpe Roofing and 1st Choice requests to fill out the Village Woods Spec Sheet for roofing proposals. Once received I will forward to the Board.

Mr. Dominick Scannavino, owner of Management & Associates, responding in writing to the Board Secretary concerning an afterhour's emergency.

Submitted by Tina Schaub
Association Manager

**RESOLUTION OF THE BOARD OF DIRECTORS OF
VILLAGE WOODS CONDOMINIUM ASSOCIATION INC.**


WHEREAS on March 11, 2013 the Association resolved to levy a fine, with respect to 12515 Dearborn Dr., against each of the unit owner (Joanne Coco), and the occupant (Elizabeth Cone) in the sum of \$100.00 per day, for each day after March 20, 2013 (to a maximum of \$1,000.00), that the said unit continued to be occupied in contravention of the Association's Declaration, which fine was to be approved or disapproved by the Compliance Committee;

AND WHEREAS the aforesaid 12515 Dearborn Dr. continued to be occupied in contravention of the Association's Declaration, from March 21, 2013 until at least March 30, 2013;

AND WHEREAS the Compliance Committee approved the aforesaid levy of a fine at a Compliance Committee meeting held on April 4, 2013, after more than 14 days prior written notice of such meeting and an opportunity for a hearing had been given to each of the unit owner (Joanne Coco), and the occupant (Elizabeth Cone);

THEREFORE BE IT RESOLVED that the above referred to fine be imposed in full to the maximum against each of the unit owner (Joanne Coco), and the occupant (Elizabeth Cone), in accordance with the resolution passed March 11, 2013, namely, a fine in the sum of \$100.00 per day, for each day after March 20, 2013 to March 30, 2013 up to the maximum fine of \$1,000.00 for each of the said unit owner (Joanne Coco), and the occupant (Elizabeth Cone).

Director, DAN BROWN



Director, JIM BEEBE



Director, BOB LEHMANN



Director, RICK LAUDER



Director, JOHN ARBOUR

April 8, 2013

**RESOLUTION OF THE BOARD OF DIRECTORS OF
VILLAGE WOODS CONDOMINIUM ASSOCIATION INC.**

WHEREAS the Association's Rules provide:

1. Village Woods has a NO PETS rule. (See minutes dated 4/4/97)
2. A resident who was "grandfathered" when the rule was put in place may petition the Board of Directors to obtain a pet.
3. Dogs must be leashed at all times outside and are not permitted on the common areas.
4. Pet owners must remove any defecation and keep dogs away from mailboxes and Dumpsters.
5. Weight limit for a dog is approximately fifteen (15) pounds.
6. No pet may be tied up outside anyplace without the owner being present at all times.
7. The management company or a Board member **MUST** be notified of the presence of any pet being kept in a condominium unit.
8. All pets must be licensed and have the shots and/or vaccinations required by Pasco County and the State of Florida.
9. No pets are permitted as overnight guests without the permission of the Board of Directors.
10. Absolutely NO PETS for renters.

AND WHEREAS Joanne Coco, the unit owner of 12515 Dearborn Dr. has allowed one Elizabeth Cone, to occupy the said unit together with two dogs, in contravention of the Association's Rules;

AND WHEREAS Florida Statutes provide:

718.303 Obligations of owners and occupants; remedies.—

(3) The association may levy reasonable fines for the failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may not become a lien against a unit. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing. However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate.

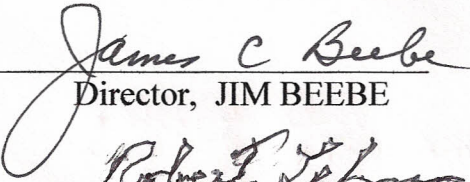
(b) A fine or suspension may not be imposed unless the association first provides at least 14 days' written notice and an opportunity for a hearing to the unit owner and, if applicable, its occupant, licensee, or invitee. The hearing must be held before a committee of other unit owners who are neither board members

nor persons residing in a board member's household. If the committee does not agree, the fine or suspension may not be imposed.

THEREFORE BE IT RESOLVED that the Association levy a fine, which fine may hereafter be approved or disapproved by the Compliance Committee, against each of the unit owner (Joanne Coco), and the occupant (Elizabeth Cone) in the sum of \$100.00 per day, for each day after April 10, 2013 (to a maximum of \$1,000.00), that the said unit continues to be occupied in contravention of the Association's Pet Rules.

AND BE IT FURTHER RESOLVED the matter of the aforesaid fine levy be reviewed at a hearing of the Compliance Committee, after 14 days prior written notice and an opportunity for a hearing has been given to the unit owner (Joanne Coco), and the occupant (Elizabeth Cone), so the Compliance Committee can determine if it agrees or disagrees with the fine levy.

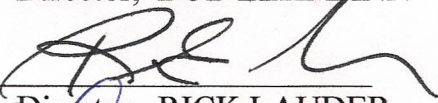
Director, DAN BROWN



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April 8, 2013