

# MINUTES

## Austin Park Homeowner's Association, Inc Board of Director's Meeting

January 22, 2019 | 6:30 p.m.

CALL TO ORDER	Meeting called to order by Michele Wagner at 6:30 p.m.
ESTABLISH QUORUM	With 3 of the 4 Board members present; Quorum established
PROOF OF NOTICE	Notification of meeting in compliance; notice posted on message board at least 48 hours in advance
BOARD MEMBERS PRESENT	Michele Wagner, Quinton Doakes, Melissa Bye
MANAGEMENT PRESENT	BCM – Matthew Ciupak
OTHER ATTENDEES	Robert Lanphear- 111 Pinewoods Street

### COMMUNITY ITEMS

Item	Discussion
Dog Access to park	It was asked by a homeowner to have the board discuss putting a fence around the park and not allow dogs to access the park. Board decided homeowners must handle this themselves. No action was taken

### GENERAL

Item	Discussion
Approve November Meeting Minutes	<ul style="list-style-type: none"><li>Michele motioned to approve the November meeting minutes. Quinton seconded the motion. All in favor. Motion passed.</li></ul>
Treasurer's Report	<ul style="list-style-type: none"><li>Melissa B reviewed the 2018 year to date financials. One prepayment was discussed.</li></ul>
Violations Review	<ul style="list-style-type: none"><li>Matthew reviewed the current violation list with the board present</li></ul>
Delinquencies Review	<ul style="list-style-type: none"><li>181 Cornwall- On 01-17-19 the homeowner contacted Axiom to inform them they would pay in full in 3-4 weeks.</li></ul>

- 46 Kenmore- Michele made a motion for Axiom to offer one last settlement before proceeding with foreclosure action being \$1000 fine paid, fine corrected (items removed from the front yard and front porch from view of street), 2017 dues paid or proof of prior payment, \$850 legal fees paid, and quarter 1-2019 dues paid. Seconded by Melissa B, passed 3-0 (this offer will bring this homeowner current until April 2019)

## **NEW BUSINESS**

Trash/Doggy Station  
Collection

- Michele motioned to accept Coastal Maintenance’s bid to pick up refill and empty the dog station and garbage cans at the park once a week. Melissa B seconded, passed 3-0 (Tuesday will be service day)

JEA LED Lighting

- Matthew will work with Michele to have the street lights upgraded to LED. On behalf of the board, Michele signed the service request agreement with JEA to have this done.

Irrigation Leak

- The board feels the irrigation timer is going bad because there is daily usage every day. Matthew will have Troy take a look.

JEA Credit

- A credit request was done by Matthew on December 14 due to an irrigation break on 11/24/2018 at 53 Austin Park Ave. However, there wasn’t enough water “wasted” to warrant a credit. November’s usage was still under October and September at that meter.

Entrance Refresh

- Matthew will get with R&D’s landscape architect to come up with some ideas for a landscape upgrade. Those ideas will be passed to the board. The board would also Chris Bair to repaint the entrance wall/sign asap. Matthew will get the quote from Tim that Mr. Bair previously submitted.

LED Sign update

- It was approved the LED drivers to be replaced in the Austin Park sign with warm white at a max approved amount of \$800 based on a motion made by Michele, seconded by Quiton, passed 3-0 . Michele would like for them to do this job close to 5pm because she wants to be present when these are activated to confirm the color temperature is correct.

## **UPDATES**

- Michele provided an update on common area landscaping (going much better with R&D now that Richard replaced Warren), Entrance lighting( LED sign was fixed), Website (fully operational), and front easement access blocked by homeowners fence (tabled until further issues.)

Meeting adjourned at 7:30 p.m.