

Starlight Cove W.C.C Meeting Summary

March 22, 2016

Hello Neighbor! Just in case you were unable to attend the Board meeting on Tuesday, March 22nd and are interested in some of the meeting items that were discussed:

1. First Service Residential is to increase involvement and responsibility in procuring proposals for maintenance and repairs in the community.
2. The re-paving options of the community roads were discussed.
 - a. Option I:
 - i. 2016, resealing to occur.
 - ii. 2017-2020, an increase of \$5.00 per month per household
 - iii. In 2020, a one-time assessment of \$400.00 (approximately)
 - iv. Re-pave roads in 2020.
 - b. Option II:
 - i. 2016, resealing to occur.
 - ii. 2017-2020, an increase of \$18.00 per month per household.
 - iii. In 2020 no assessment.
 - iv. Re-pave the roads in 2020.
 - c. A 3rd option involving a loan that would enable the community to eliminate sealcoating in favor of paving within the year.

After much discussion, the Board decided to make a final decision next month when Marcus is present.

3. The management company will begin to assemble sealcoating bids in preparation for BOD review and a decision on which option to move forward with for the Community
4. Regarding the financials for the month of February, the Treasurer has spent several hours reviewing owner accounts. It is suggested that First Service Residential has not rectified the account issue and that at least 30 accounts or more are still inaccurate. As a result, the Treasurer feels that the financial data is not accurate and cannot be accurately reported to the Board. Please see item #9 of the March 30th follow-up.
5. Motion was made and passed to have the Board engage an independent forensic accountant to review and bring current all financial accounts where the costs are to be absorbed by First Service Residential.
6. A motion was made and did not pass to terminate the contract with First Service Residential.

7. A motion was made and passed to suspend payments to First Service Residential until the financial and accounting issues have been resolved, and the Board is satisfied with the results.
8. New lights were installed at the entrance. The LEDs are brighter and more energy efficient.
9. The signs project is scheduled to be completed in the near future.
10. First Service Residential is to review a recent increase in costs associated with the FPL.
11. There was discussion regarding the violations. It was decided that the community and or violations committee will relay violations to the management who will then send out compliance notification to the homeowners.
12. A motion was made and passed to adjourn the meeting and to reconvene next Wednesday, March 30th.