
Forest View H.O.A
Board of Directors Meeting
June 12, 2007
Minutes

Roll Call: Joseph Damato, President (Absent) Shawn Kaye, Vice President
Brett Fitzgerald, Secretary (Absent) Darrell Schwartz, Director
Shawn Tartaglia, Treasurer

Property

Manager: Tammie Filosa, Prime Management

Call to Order: Meeting called to order at 7:37 p.m.

Approval of Minutes:

Shawn Tartaglia made the motion to waive the reading of the May 8, 2007 minutes, 2nd by Joseph D'Amato. All in Favor.

Financial Report/ Treasurers Report:

Treasurer Shawn Tartaglia reported the following:

| | |
|-------------------|----------|
| Operating account | \$36,000 |
| CD | \$ 6,000 |
| Reserves | \$20,000 |

Delinquencies – Delinquency letters were sent out and orders to collect would need to be looked at after the 22nd to see if homeowner has paid. If not they would need to be sent to the attorney for collection.

New Rule – A judgment was made in a court of law stating according to our by-laws that even if an home owner is at the attorney we still must accept all payments even if the payment is not made in full. Shawn Tartaglia explained that this will ultimately cost the home owner more money in notices from the attorney, however this was the ruling by the judge. Prime has been notified, and was present (Jordan Funt) during the ruling.

Managers Report:

Property Manager Tammie Filosa submitted the Managers Report to the Board and answered questions as to its contents.

ARC Report:

1. 7541 Kingsley Ct, waiting for 1 more approval to paint the house
2. 7533 Ridgefield Lane, missing contracting and license and she said will supply when they get ready to do the work, they are installing an underground propane generator
3. 7536 Kingsley Ct. building a pool and replacing existing fence, this is approved.

4. 7498 Ridgefield, has withdrawn his ARC, will re-submit later.

Old Business

Sidewalk Replacement proposal – Several bids were obtained, but the addresses did not match up as to where each believed the sidewalk needed to be repaired at. This issue was tabled until the July meeting.

New Business

Pest Control – Several bids have been obtained, Shawn Tartaglia made a motion to approve Prime Pest Controls bid providing that they could go up to 45 traps and match the lowest price. Brett Fitzgerald 2nd it. All in Favor.

Management to put out resident alert now, informing them of the fact that rat bait boxes will be put down and to keep garage doors shut and trash away from the outside until designated day for trash pickup.

Reflectors – There would need to be a reflector put in front of each fire hydrant (10) total for emergency vehicle purposes at \$6.00 a reflector and \$25.00 labor. Shawn Tartaglia made the motion to accept , 2nd by Brett Fitzgerald. All in Favor

Board issues – Glenn Robinov from Prime management was at meeting tonight and Shawn Tartaglia informed him of the concerns that Forest View has, especially in accounting. Shawn stated that the accounting has not been right for a long time and he does realize that Prime is trying to remedy the situation, but also noted that nobody except Alba Lopez in AP ever answers the phone in accounting and does not return phone calls. Residents are complaining. Glenn informed Shawn that he is aware of the situation and to please give him time to work on the situation. Shawn informed him that if the situation is not changed by the end of the year, Prime will no longer be the management company for Forest View.

Residential Questions/Input on Agenda Items:

One resident stated a concern about cars flying up the street. Board informed him that the only thing that we can really do is hire a patrol car to sit on corner and monitor cars, but it would have to be at our own expense. We could also blast it on channel 63 to slow down.

Also was concerned about cars parked on street overnight, Board stated that he could report this to the patrol or report to office and we could send out a violation letter.

Adjournment:

