

Minutes - FLCSA Board and ARB Meeting (09/7/23)

The meeting is called to order at 6:11 on Sept. 7, by Greg/Butch.

Members Present: Rosemary (ARB), Nancy (ARB), Rick, Howard, Greg, Butch, Jamie (via phone)

Other community members present: Laura

Approval of the Agenda: approved with no objections

1. ARB Report - Three Signature custom home plans have been received. Updated new requests and status of requests.
2. Old Business
 - a. Covenants Violations. Complaints re: boats, trailers, lawns (ongoing), parking - Complete form and board/ARB members will have an assigned area to monitor for violations.
 - b. Addressing Covenants violations sent in by members - Encourage residents to address violations with neighbor first, then contact board member via email (so there will be a record of the complaint). Also, be specific in the complaint so it can be followed up by a Board/ARB member. Solicit help from property owners who report violations to contact neighbors and follow up with the board.
 - c. By laws amendment - Make correction in the bylaws or and file with the register of deeds.
 - d. Scope for lease committee for entrance island - Discussions on scope for the Lease Committee.
3. New Business:
 - Discussion on meeting requested by Windsor and their request for relief on assessments for 2021 and 2022.
 - Board voted unanimously to require all property owners to pay the full amounts owed for all assessments, and that accepting a reduced amount from one neighbor while requiring others to pay the full amounts due would be inappropriate and unfair.
 - Discussion on main entrance sign options and how to present to community - Leaving open.
 - Discussions on replacing a board member who resigns, since the ByLaws don't specifically address this- Leaving open.
 - Road maintenance fee for new builds on our roads - Although the ARB Rules and Regulations (as allowed by the Covenants) allow the imposition of a road impact fee for new construction, the decision was made not to impose it at this time, but to leave open and put on Agenda for annual meeting.

4. Next meeting date: Thursday, October 5th 2023.

Motion made for meeting to be adjourned at 7:40 by Howard/ second Butch. Approved without objection.