

STRAWBERRY FIELDS CONDOMINIUM OWNERS ASSOCIATION

Board of Directors Meeting Minutes
Thursday, June 22, 2017 – Clubhouse

CALL TO ORDER: The meeting was called to order at 6:37 a.m. by Ben Smith.

Present were:	Ben Smith	President
	Scott Gadd	Vice President
	Justin Teenor	Secretary
	William James	Director at Large
	Marc Eaton	Social Committee Chair
	Darren Burns	Property Manager
	Chris Schade	Property Manager
	Debra Oppenheimer	Association Legal Counsel

Absent: Autumn Ascano Treasurer

OPEN FORUM: 12 owners were also in attendance and there were no open forum items.

Hearings were convened in the following order:

3730D Penny Pointe – (2 dogs, dogs off leash, dogs not being picked up after, aggressive dogs) - The Owner discussed her situation with the Board and took responsibility for the dogs off leash and has scheduled a behaviorist to work with the dog and a dog walker to walk the dog several times a day. She denied the dogs were aggressive. She requested mediation on the attorney fees, the 2nd dog and the fines. Although she continuously referred to future happenings with her dogs, she also advised the 2nd dog has been permanently removed. Debra explained why mediation was not an available tool in this proceeding and briefly explained the legal ruling and case law which determined the denial of the Owners request to keep the 2nd dog. The Owner stated she had a problem with the legal fees, the possible amount of fines and having to remove her second dog. Debra notified the Owner she will receive the Board's written ruling within 14 days. The Owner requested copies of photos and Debra advised she would email them to the Owner.

3625H Strawberry Fields – (2 dogs, dogs off leash and dogs not being picked up after) - The Owner and her son attended the hearing and informed the Board that she had adopted a 2nd dog as a rescue. Her primary dog is a very old Yorkie that stays in the home and the rescue dog is a Chihuahua. They testified and provided written proof the dog was removed on May 10th. Testimony from the Owners present indicated the Chihuahua was still on site as of June 6th. The Owner also asserted it won't happen again and requested relief from the late fees on the legal fees on her ledger. Debra notified the Owner she will receive the Board's written ruling within 14 days.

3790A Strawberry Fields - Owner not in attendance.

PREVIOUS MINUTES: The March 2017 Board of Directors meeting minutes were reviewed and approved unanimously on a motion from Ben.

MANAGER'S REPORT: Darren presented the April and May financial statements. The Association is \$10,000 under budget year to date, has funded 4 of 5 months to reserves (\$70,000) which has helped offset the \$96,000 of unbudgeted reserve expenses mostly involving underground water breaks and repairs. The more aggressive reserve funding that began this year has been a financial life saver.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Marc Eaton presented several ideas to the Board. The first was for hanging tags (mirror hangers) to be sold for \$5 per month per tag and up to three per home to generate revenue. He requested the pool be opened at 6 a.m. instead of 7 a.m. and the Board reconsider keeping the hot tub open either two extra months or year round. Z&R will quantify the costs of expanding this. The final idea was to allow music, but to restrict hours on music for certain quiet periods.

FUTURE AGENDA ITEMS: Possible umbrellas or an umbrella stand at the pool to allow owners to use their own umbrellas. Ms. Mroz offered a 2-3 person sauna to the Association and was asked to submit photos and dimensions.

There being no further business, the meeting was adjourned at 7:31 a.m. The next Board meeting is scheduled for Thursday, July 27, 2017 at 6:30 a.m. at the clubhouse.



Ben Smith
President



Darren H. Burns
Property Manager