

MINUTES
BOARD MEETING
FRUITVILLE PUBLIC LIBRARY
8-24-09

1. The meeting was called to order by President Joe Ficarola at 6:15 PM
2. Proper meeting notice was provided.
3. In attendance were Joe Ficarola, Josephine Picone, Stuart Edelman, Joe Branconi, Ken Smith and CAM Jim Unger. Also present were Gate Committee members Stacy Johanning, and Nora Branconi. A quorum was present.
4. **Joseph Ficarola made a motion that the reading of the minutes of the Board Meeting of 7-8-09 be waived. Seconded by Stuart Edelman. Approved unanimously.**
5. Gates – the Gate Committee and the Association Manager reported that there have been limited problems with the closing of the gates 24/7. The gate contractor has been doing an excellent job and database changes and the issuing of new clickers have gone smoothly.
6. Discussion:
 - There was discussion of the collection process regarding delinquent assessment payments and the Board unanimously supports the following:
 - Statements are to be mailed approximately 15 days prior to the DUE date
 - Property owners whose assessments remain outstanding, approximately 10 days prior to the LATE date, are to receive a reminder letter accompanied by the Assessment Procedure.
 - Unpaid assessments are to be turned over for collection approximately 5 days after the LATE date
 - Budget vs. Actual – Ken Smith reviewed the Budget vs. Actual Expense statement for the Board. He indicated that we are running about \$3000 over budget due primarily to legal fees encountered due to foreclosures. The goal is to have a new B vs. A format in place by the next Board meeting.
 - There was further discussion regarding the handling of violations and the use of presuit mediation. The Board reaffirmed sending out two letters to the property owner with regard to a violation and then turning the matter over to the Association attorney who will request presuit mediation.
7. At 7:35 p.m. Joe Ficarola made a motion to adjourn. Seconded by Stuart Edelman. Carried unanimously.