



10/15/2024 Board Meeting Minutes

The Board of Directors Regular Meeting Agenda of the Fairways Condominium Owners Association for Tuesday, October 15, 2024, 6:30 PM at The Fairways Clubhouse.

Attendees

The following Board of Director members were present:

- Doug Leonard, President
- Tom Gardner, Vice-President
- Chuck Gherman, Secretary
- Julie Leonard
- Val Smith

Greet Guests- none in attendance.

Review of Minutes [2024-09-17 board meeting- minutes.pdf](#)

With no unresolved questions on the minutes, they shall be adopted without corrections or modifications as part of the Association Records.

- Motion to Approve the Minutes by: Valerie Smith
 - Second by Julie Leonard
- Motion carried

Property Manager Report

Details of what has taken place in the association from the last meeting should include any:

- Closed Maintenance Incidents- a. 7 Fairways drive- Deck and stairs replaced and repaired. b. egress window in process for Radcliff residence
- New Maintenance Incidents
- Outstanding Maintenance Incidents

With no unresolved questions on the maintenance reports, they shall be adopted without corrections or modifications as part of the Association Records.

Financial Report

Summarizes the available cash balance for the association, a comparison of the current finances with the approved annual budget, and a presentation of unanticipated expenses.

- Treasure Report: [Fairways Sept Reports.pdf](#)
- Paid-bills: [Fairways Sept Paid Bills.pdf](#)
- Operating Balance: \$46,260.60 as of 9/30/24
- Reserves Balance: \$103,121.16 as of 9/30/24 • Certificates of Deposit Balances
 - \$156,392.53 Home Loan Savings CD Matures May 29, 2025 APY 5.20%
 - \$100,000.00 Huntington CD Matures November 19, 2024, APY 5.13%
 - \$100,000.00 Home Loan Savings CD Matures January 24, 2025, APY 5.25%
- Total Reserve Funds \$459,513.69

With no unresolved questions on the treasurer reports they shall be adopted without corrections or modifications as part of the Association Records.

Motion to approve the financial report- Tom Gardner ***Second- Valerie Smith*** ***Motion Carried***

Previous Business

Management Companies Status - Tabled

EMS

Associa

Roadway Work- Crack filling will be done once the concrete contractors will have completed their work around late September.

Concrete Work

Concrete work is complete. Repairs at 79 Fairway Drive and additional sidewalk at 5 Birdie Drive were added for \$3,000.00.

Landscaping

This year's tear out and cleanup is complete. Planting to be done later this fall as the drought hopefully subsides.

*A motion to approve an expenditure between \$3700 & \$4000 was made Oct. 14, 2024, by Doug Leonard thru email with a second by Tom Garder. Motion passed with unanimous approval. Motion carried.

Survey- Discussion about Distribution, the software to be used, and timeline of the Fairways Survey.

Survey content [Fairways Condominiums Satisfaction Survey, 06 Aug 24.docx](#)

Compliance with CTA and how to Proceed

Corporate Transparency Act [2023 No. 6 Kaman Report.pdf-](#)

The Board will comply with the Federal registration requirements as required by law. The Board will use our attorney's ATLAS portal to register the required information. The cost of registration will be billed to the Fairways.

New Business

- a. Satisfaction with Landscaping contractor- the board agrees that the landscaper is going a good job with their landscaping services.
- b. Our new Trash Collection Service is -Evergreen Waste (it was sold by the previous owner)

Adjournment

There being no further business to come before the board, the meeting was adjourned by the moderator at 7:21 pm. Motion to adjourn the meeting Tom Gardner, second by Valerie Smith. Motion carried.

The next Board of Directors Regular Meeting will be held on November 19, 2024. Start time 6:30 PM at the Fairways Clubhouse.

