

**North Brook HOA Board of Directors Meeting
May 9, 2018
Shoal Creek Police Station**

Present: Gregg Bourdon, Andy Savastino, Tim Jaques and Mark Freidel. Also, in attendance was John Cooper and Candice Carpenter with FirstService Residential.

Gregg Bourdon called business meeting to order at 7:46PM

Homeowners Mr. and Mrs. Mondello were present to discuss issue with pitbull chasing their child to bus stop and the Piraino's having more than four dogs in home. Discussion began at 7:00PM. Board made motion to send letter immediately following meeting.

Tim made a motion to approve the minutes from the March 6, 2018 meeting.

ACC: Waiting on Board approval for two pending ACC's.

Grounds: Hill detention area in need of cutting. Landscapers are not stopping at the bottom and leaving areas uncut.

Social: No new social events.

Pool: Andy discussed gate issue from previous meeting and stated the Oaks pool is draining water and a cover will need to be ordered. Andy to communicate with Wes and do a walk through prior to pools opening.

Property Manager's Report:

John discussed shelter house leaking water and its resolution.

Seasonal concepts – Pool furniture, send out pool rules, signs for pools and additional noise complaints, Andy requested access to lock box.

Delinquencies:

Board to follow the FSR delinquency process, 30, 60, 90, 120 days with demand letter. Proceed with a judgment and lawsuit on all open cases after demand letters.

Draft of policy needed from Rob Hoffman.

Board motioned to proceed with waving \$50 legal fee for Creative Properties LLC and proceed with discussion on Jason Woods for July meeting.


New Business:

Violation Process – special attention to inappropriate colored roofs when Jim is doing drive through.


Special requirement for the pricing of mulch. Board motioned and waiting on the approval of Brandon York.

Solar Panel – Board majority in motion to carry forward and pass resolution.

Gregg adjourned the meeting at 10:47pm



President or Secretary



Date