

Indian River Farms  
Board of Directors' Meeting Minutes  
August 9, 2016

The meeting was called to order at 6:38 pm at Glenwood Elementary School Board members present were Erick Kearns, Janet Wilms, and Stacy Nixon.

June minutes were approved from motion of Stacy N. and Erick K.

Officer reports were deferred.

Management Report was read by Michaela Audette accepted by motion by Stacy N. and Janet W.

President Erick K. on suggestion from the Board Members deferred Homeowner's Forum until after the ARB and Social Committee Reports to allow for questions concerning their reports.

The ARB Committee report was delivered by Mrs. Wynn. The last walk through was August 2nd and there was large debris noted in the common area. Michaela to follow up on the removal of the debris. There were several loose end caps noted on the fence and Erick will follow up. The flower beds and the park sand box could need weeding. The ARB recommends filling in the park sandbox with mulch as it is unsanitary as it is now. The landscaper is leaving marks on the fence with the weedeater.

The Social Committee report was given by Mrs. Sudduth. The Community Day date was set for September 17th (3-7pm) and the budget set at \$3,209, the same as the year prior. Mrs. Sudduth was planning on face painting, blow up slides, tents, and asked for additional suggestions to make it more exciting this year. Laser tag, water guns and different bounce houses were suggested. Board members to email Tina ideas and points of contact by August 16th.

Homeowner Forum was opened at 7:00pm. Homeowners living near the entrance to the neighborhood noted the landscapers were not as friendly, parked too close to the entrance, and are not taking as good of care of the flower beds. Erick to follow up with Josh from All Things Green. Residents shared concern about violation letters that arrive abruptly and without warning. They were concerned that the issue had been that way for a long time and seeing the letter now was shocking. Michaela responded with the process for violations and encouraged homeowners to contact her. Concern also as shared about go karts and parking in the streets. Homeowner Forum closed at 7:38pm

In discussing New Business, the Community Day was finalized and the contract for Big Dog BBQ to once again provide the food was approved on motion from Janet W. and Stacy N.

The 2017 proposed budget was shared by Erick K. Given the main large expenses such as the mailboxes are behind the Association, Erick K. felt that a review of the budget with the lense of reducing dues to homeowners should be presented. The recommendation to reduce the dues to \$135/quarter in the 2017 budget was approved and carried forward to present to the community on motion from Janet W. and Stacy N.

The ARB Committee provided a set of recommended changes to the IRF Rules and Regulations. They prefaced the recommendations with a summary of year long review of meetings to engage homeowners in the process. The changes to the Rules and Regulations were reviewed and adopted by the Board of Directors as written with a motion from Stacy N and Janet W:

#### 1(d) Animals

Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property. When outdoors Pets should be attended by a responsible person who can control the pet. Pets shall not be left unattended for an extended period. Pets shall not be permitted upon the streets unless accompanied by someone who can control the pet and unless carried or leashed. Pets are not allowed on the Association's Common Area playground equipment to include but not limited to the mulched area surrounding the playground equipment, or around the lakes (BMP's).

*Proposal is to implement the rule revision at the community day in September 2016. At this time homeowners will be informed about the Common Area adjacent to the front entrance behind the tree line. This revision shall take place October 1, 2016.*

#### 10. Holiday Decorations

Decorations for the winter holiday season may be displayed no earlier than November 15th and shall be removed by January 15th. Any other holiday decorations may be displayed three (3) weeks prior to the holiday and must be removed within seven (7) days after the holiday.

#### 11. Lakes and Water Bodies

No landscaping of any kind shall take place 1-2 feet from the water(s) (rock) edge. Any natural vegetation within the 1-2 feet buffer zone shall be allowed to grow to a maximum of 18 inches. There is to be no woody growth in the buffer zone, the bank, or the water's edge. No additional landscaping other than grass or turf shall be permitted from the top of the embankment (slope) to the buffer zone. All grass or turf on the embankment shall be maintained by the homeowner to reach no greater than 4 inches. Any bush or tree removal is the responsibility of the homeowner. At no time shall any tree, bush, or other debris be disposed of in the BMP. During removal, stumps shall not be removed to prevent further erosion.

*Proposal is to implement the rule revision at the community day meeting in Sept. 2016. All homeowners will have an opportunity to become informed about the importance of proper BMP maintenance within the IRF community to include debris and litter removal, and vegetation management. It should also be noted that these new guidelines for homeowners residing on the BMP shall not take effect until March 1, 2017 before action could be taken against the homeowner.*

#### 17. Trash

Containers shall be placed on the street no earlier than 5:00 p.m. of day prior to collection and removed within the day/evening of collection.

#### 18. Parking and Vehicular Restrictions

*Strike all of Section (C) to include (i), (ii), (iii), and (iv)*

## 21. Recreational Equipment

Portable free standing athletic equipment (basketball hoops, soccer goals, etc...) may be stored in front of the garage or other appropriate location after completion of an activity so long as their material condition is not shoddy, rusty or negatively affect the appearance of a home or its surroundings. Use of such equipment shall be frequent through a given week or it shall be stored inside a privacy fence, shed, garage or other unobtrusive area. If left in grass areas, the surrounding area shall be free of overgrowth and not interfere with appropriate maintenance of the homeowners' yard. Use of such equipment must also abide by city and county ordinances and be placed to prevent damage to surrounding private property and common areas.

Erick K. proposed to recommend to the community a change in BOD meeting attendance requirements at community day. On motion from Janet W. and Stacy N. the recommend an amendment to the Articles of Incorporation at Community Day to be reviewed by Counsel prior to presenting to the community.

The Board of Directors waived Executive Session on motion from Erick K. and Stacy N.

Meeting adjourned at 8:48 pm with motion from Erick K. and Stacy N.