

FORESTBROOKE COMMUNITY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY, July 28th, 2016
Meeting Minutes

Scott Kennedy **CALLED** the meeting **TO ORDER** at 7:00 p.m.

A **QUORUM** was present with the following Board members present:

Scott Kennedy-President
Owen Kelley- Director
Don Bellerive-Director
Marion Farley-Treasurer
Steve Clinton- Secretary
Bill Barton- Director

Also present were:

William Gray, Manager for Sentry Management
Forestbrooke Homeowners

NOTICE of the meeting was posted at least 48 hours prior to the meeting.

Don Bellerive moved to **approve the minutes** of the April 28, 2016 Board meeting. Owen Kelley seconded the motion. The motion carried unanimously. William Gray is to send minutes to Steve Clinton for posting.

Treasurer's Report was given by Marion Farley.

Owen Kelley gave the **ARC Report**. Mr. Kelley noted a continued high volume of application being approved, with a large range of additions or improvements made.

William Gray presented his written **Manager's Report**.

Don Bellerive gave a written report for the **Maintenance Committee**. A presentation followed regarding the exterior wall repairs..

Old Business: A Power Point presentation was given by the Wall Committee regarding the repairs of the wall. All repairs were categorized and prioritized by degree of damage. The Board determined that an "apples to apples" estimation was needed. The process is to proceed as outlined by the Board.

It was determined that a better scope of work was needed for the sidewalk repairs, specifically having all square footage and spots to be ground matching on each bid.

A motion was made by Scott Kennedy and seconded by Owen Kelley, that Contours Landscaping be offered a 4% increase to the annual contract as a counter offer to the proposed 10% increase.

With no further discussion, the motion passes unanimously.

New Business: There was no new business.

A **Forum** of homeowners was held to discuss the increase in crime in the area. The discussion ranged from improved lighting options, a lack of reporting crime to Ocoee Police, to neighborhood watch. A Security and Safety committee was formed with Bill Barton as the chair to address continuing issues in the community. A Town Hall style meeting with the Ocoee police was scheduled for the August meeting.

ADJOURNMENT Owen Kelley moved to adjourn. Scott Kennedy seconded. The motion carried unanimously and the meeting adjourned at 9:11 p.m.

Prepared by:
William Gray
Community Association Manager

Approved: October 27, 2016