



**ANDALUSIA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**
HELD AT THE
RECREATION CENTER

JANUARY 25, 2018

I. Call to Order – 7:05 PM

Directors Present:

Ron Shore – President
John Burnett - Treasurer
Matt Cano – Secretary
Agustin Garcia Montiel – Director

Directors Absent:

Mike Ghafari - Vice President

Others Present:

Mark Brading, UNC Community Management

II. Homeowners Open Forum

- Homeowner inquired about process of adding items to the Agenda and about posting of Minutes.
- Homeowner inquired about duties performed by the Association Manager and possibility of broadcasting of meetings.
- 39325 Marbella Terraza – Homeowner requested to be added to the Rental Waiting List.
 - Homeowner to be added to Rental Waiting List. This will make 8 homeowners on the list.

III. Approval of Previous Minutes

- Minutes of the Board Meeting held on December 7, 2017 were reviewed.
 - Minutes were approved as presented.
- Minutes of the Special Board Meeting held on January 11, 2018 were reviewed.
 - Minutes were approved as presented.

IV. Treasurer's Report

- Financials: John provided a summary of the financials year to date.
 - Income – Slightly Over Budget
 - Overall – Slightly Over Budget
 - Reserves – Water Heater Repairs were Paid
 - Delinquencies are minimal.

V. Business Items

- Olive Tree Spraying Proposal
 - Proposal from Commercial Tree Care providing different types of applications for olive tree fruit reduction was reviewed by the Board.
 - Board approved two foliar sprayings of Olive Trees to reduce fruit production by 75-85%.
- Fire Inspection Report
 - The Fire Department provided a written report of the onsite inspection performed on 1/5/18.
 - Corrective action is underway. Re-inspection scheduled for 2/2/18.
- Election Matters – Open Forum
 - Director Resignation – Mike Ghafari submitted his resignation from the Board of Directors effective 1/9/18.
 - Membership Register Request – Opt Out Letter
 - Membership Register request process was detailed by the Board.
 - Opt Out letters have been sent to all homeowners providing them with 30 days to opt out of the membership register.
 - Election Rules
 - Association Attorney and Board are developing election rules.
- Site Security – Open Forum
 - Document providing security options and effectiveness, along with a recent newspaper article regarding car thefts, was provided to the homeowners in attendance.
 - Dummy Cameras – Dummy Cameras throughout the community have been repaired and remounted.
 - Neighborhood Watch – Sathya Bama presented several ideas that the community members can do to deter crime in the Association.
 - Cameras – Proposals from Bay Alarm for the installation of security cameras at the Guard Shack and at the 2nd entrance to the community (Avila Terraza & Gallaudet Drive) were reviewed.
 - Board requested Mike Huber to investigate installation of security cameras throughout the community as well as other security options.
 - Other Security Options
 - Proposal from Orion Security to provide a uniformed officer to patrol the property or be stationed at the Guard Shack was reviewed.
 - Proposal from Orion Security to provide random drive-thru patrols in a marked vehicle was reviewed.
- Social Committee Formation – Open Forum
 - No interest in forming a committee at this time.

VI. Association Manager's Report

- Work order history and homeowner activity for the period of 12/05/17 – 01/21/18 was reviewed by the Board.

VII. Committee Reports

- Landscaping – None

- Pool/Clubhouse – None
- Fountain – None
- Lighting - None
- Parking Compliance – None

VIII. Adjournment – 9:11 PM

The next Board of Directors Meeting will be held Thursday, February 22, 2018 @ 7:00 P.M.

Respectfully submitted

APPROVED

02/22/18

Ron Shore, President